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## PROPOSAL FOR ADOPTION

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CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF CITY PLANNING  
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# NEIGHBORHOOD COMMERCIAL REZONING



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## PROPOSAL FOR ADOPTION

Department of City Planning  
City and County of San Francisco

November 1986

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San Francisco (Calif.).  
Dept. of City Planning.  
Neighborhood commercial  
rezoning : proposal for  
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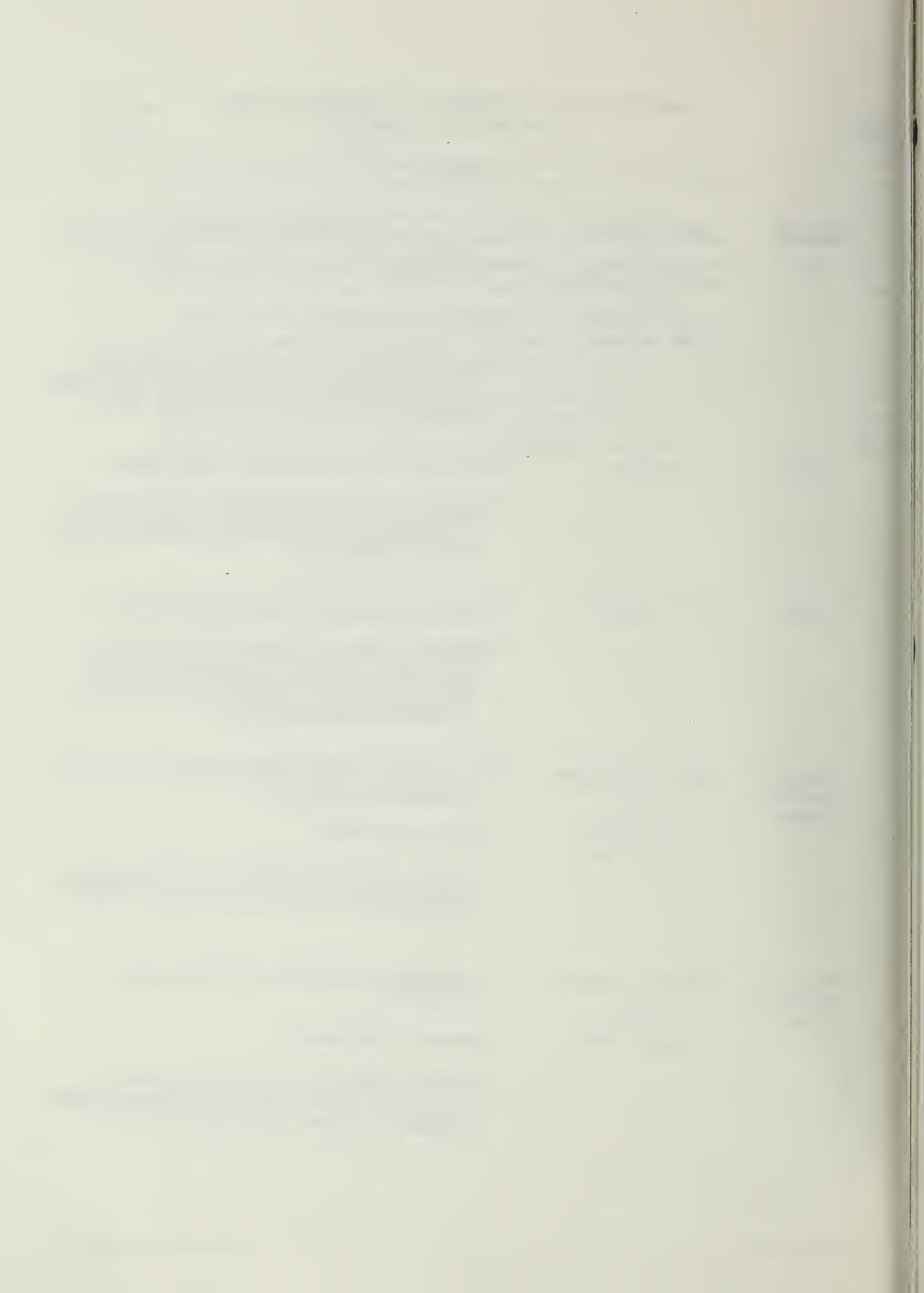
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**NEIGHBORHOOD COMMERCIAL REZONING STUDY  
PROPOSAL FOR ADOPTION**

**ERRATA**

<u>Page No.</u>	<u>Code Section No.</u>	<u>Corrections to Be Made</u>
66	Sec. 712 Specific Provisions for Sec. 712.43 Sec. 712.44	Under <i>MISSION STREET FAST FOOD SUB-DISTRICT</i> ,  Boundaries should read:  "Applicable only for the portion of the Mission Street NC-3 District between <u>14th and Randall Streets</u> as mapped on Sectional Map 7 SU"
165	Sec. 102	The following sentence should be underlined:  <u>"Additional definitions applicable only to Article 7, Neighborhood Commercial Districts, are set forth in Section 790."</u>
165	Sec. 102.4	The following sentence should be underlined:  <u>"The term "NC district" shall mean any NC-1, NC-2, NC-3, NC-S, and any neighborhood commercial district identified by a street or area name in Section 702.1."</u>
Proposed Controls Chart	Specific Provisions for Sec. 711.42 Sec. 711.43 Sec. 711.44	Under <i>IRVING STREET RESTAURANT AND FAST FOOD SUB-DISTRICT</i> ,  Controls should read:  "Small Fast Food Restaurants are C; <u>Full-Service Restaurants</u> and Large Fast Food Restaurants are NP"
Proposed Controls Chart	Specific Provisions for Sec. 712.43 Sec. 712.44	Under <i>MISSION STREET FAST FOOD SUB-DISTRICT</i> ,  Boundaries should read:  "Applicable only for the portion of the Mission Street NC-3 District between <u>14th and Randall Streets</u> as mapped on Sectional Map 7 SU"



# INTRODUCTION

*This volume contains proposed amendments to the Master Plan and the text and maps of the City Planning Code for permanent adoption, which are necessary for the comprehensive revision of zoning controls for San Francisco's neighborhood commercial districts. This succeeds an earlier proposal for adoption, published in February 1985 by the Department of City Planning.*



## PROJECT HISTORY

The Neighborhood Commercial rezoning study was originated in 1978 in response to neighborhood residents and local merchants concerns. Shortly after, the Board of Supervisors called for a zoning study and established a temporary moratorium on permit approval for bars, restaurants, take-out foods and branch banks on Union Street. In 1979, the City Planning Commission adopted Special Use District zoning controls for Union Street. Further work led to adoption of similar controls for eleven other neighborhood commercial special use districts and moratoria on bars, restaurants, financial institutions and/or other uses for seven other streets. These Special Use districts and moratoria were adopted pending completion of a citywide neighborhood commercial rezoning study.

In May 1984, the Department published a preliminary Proposal for Citizen Review containing a comprehensive set of master plan policies and a flexible system of zoning controls for all 210 neighborhood commercial districts in San Francisco. During the summer and fall, the proposal was discussed extensively at a series of community meetings involving the small business community, local residents, property owners and industry representatives.

A revised Proposal for Adoption was issued in February 1985, and following public notice in the newspaper and mailed notice to property owners, the City Planning Commission held public hearings and adopted the proposal as interim controls for a one-year period, starting March 28, 1985. The controls were ratified by the Board of Supervisors and subsequently extended until March 28, 1987.

Since the adoption of interim controls, the Department has monitored their implementation and continued to meet with business and community representatives. As a result of these sessions, additional issues and districts have been reviewed and researched. The controls have been refined and adjusted to clarify and resolve problems.

This report contains the final recommendations for permanent changes in the City's Master Plan and in the City Planning Code, the City's zoning ordinance.

## INTRODUCTION

In addition, the Department has conducted analyses of the environmental and economic implications of the proposed zoning program. Two separate reports accompany this volume: a Draft Environmental Impact Report and an Economic Impact Assessment.

### SUMMARY OF PROPOSAL

This Proposal for Permanent Adoption contains Master Plan amendments, Planning Code text and Zoning Map amendments for approximately 210 neighborhood commercial areas ranging from large active districts, such as North Beach and Polk Street, to small corner clusters of grocery and convenience stores.

Policies for neighborhood commercial districts contained in Objective 8 of the Commerce and Industry Element of the Master Plan are comprehensively revised to address the following topics.

- Retention and provision of neighborhood-serving goods and services, while recognizing and encouraging diversity among the districts. (Includes guidelines for general and specific uses.)
- Preservation and promotion of the mixed commercial-residential character in neighborhood commercial districts. (Includes guidelines for residential conversions and demolitions.)
- Location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.
- Limitation of major new commercial development except in conjunction with new supportive residential development and transportation capacity.
- A generalized neighborhood commercial land use plan for adoption of specific zoning districts.
- High quality urban design on commercial streets. (Includes guidelines for new development and renovation.)
- Preservation of historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts. (Includes guidelines for preservation.)
- Limitation and reduction of traffic impacts and parking problems.

Existing zoning for most commercial areas currently zoned C-1, C-2, RC-1, and RC-2, and some RC-3 and CM districts is proposed to be replaced by the following new districts:

- NC-1 Neighborhood Commercial Cluster (e.g. small corner grocery stores)
- NC-2 Small-Scale Neighborhood Commercial District (e.g. Chestnut Street)
- NC-3 Moderate-Scale Neighborhood Commercial District (e.g. Outer Geary Boulevard, Inner Mission Street)
- NC-5 Neighborhood Commercial Shopping Center (e.g. Laurel Village, Petrini Plaza)

Sixteen commercial areas which have been the subject of careful evaluation as interim Special Use Districts, moratorium areas or other actions, are recommended for separate individual zoning districts. Permanent controls designed to meet unique conditions are proposed for the following districts:

Broadway	Hayes-Gough	Union Street
Castro Street	Upper Market Street	Valencia Street
Inner Clement Street	North Beach	24th Street-Mission
Outer Clement Street	Polk Street	24th Street-Noe Valley
Upper Fillmore Street	Sacramento Street	West Portal Avenue
Haight Street		

Some main provisions contained in the proposed program are:

- New controls for five categories of eating and drinking establishments (bars, full-service restaurants, small fast-food restaurants, large fast-food restaurants, and take-out food establishments);
  - Prohibition of all types of new eating and drinking establishments in seven districts,
  - Prohibition of large fast food restaurants in ten other districts (including five new restricted-use sub-districts),
  - Conditional use review of certain eating and drinking establishments in other districts
- Controls of entertainment uses;
- Guidelines for location and design of banks and financial offices;
- Review of development on lots which exceed certain size thresholds and review of uses which exceed certain size thresholds;
- Regulation of residential conversions and demolitions by story;
- Separate controls of upper-story medical, personal and business services;
- Rear yard requirements by story;
- Guidelines for urban design and architecture;
- Guidelines for preservation of historically and architecturally important buildings;
- Exclusion of residential and parking space from the floor area ratio calculation;
- Controls on outdoor activities, drive-up facilities, walk-up facilities, and general treatment of street frontage in new buildings and alterations to existing buildings;
- Limits on hours of operation of commercial uses in most districts;
- Requirements for street trees for new development in all districts;

## INTRODUCTION

- Higher maximum residential densities in about 40 district locations;
- Controls on awnings, marquees and canopies;
- Limits on the size and location of signs, including billboards, in neighborhood commercial and residential districts;
- Procedures for review of Conditional Use applications in Neighborhood Commercial districts, including a Consent Calendar procedure in lieu of a public hearing; and
- Provisions for compliance of uses and structures in neighborhood commercial districts, with detailed regulations for existing uses not legally established and/or not in compliance with the proposed controls.

## REPORT CONTENTS

The first chapter of this report presents Master Plan policies for Neighborhood Commercial districts, including thorough revisions of policies under Objective 8 of the Commerce and Industry Element (with detailed guidelines for land use, conversion and demolition of residential units, urban design, historic preservation, and parking). Minor additions are proposed to Objective 2, Policy 4 of the Residence Element.

The second chapter presents the main feature of the rezoning proposal: Article 7, a new part of the Planning Code, which establishes a comprehensive, flexible system of neighborhood commercial zoning controls. It contains four general area districts, sixteen individual area districts, one special use district, and six restricted-use sub-districts with controls embracing the full range of land uses issues in each district. A description and purpose statement for each district is accompanied by a chart which displays all applicable zoning controls, either directly or by reference to other sections of the Code. Article 7 also includes sections describing standards, permitted uses, definitions, and references to other Code sections, most of which are contained in the report. A fold-out chart at the end of the report summarizes the proposed controls for neighborhood commercial districts.

All other sections of the Code proposed for modification are also presented in this chapter. These include amendments to Articles 1 (Definitions), 1.2 (Dimensions, Areas, Open Space), 1.5 (Off-Street Parking and Loading), 1.7 (Compliance), 2 (Use Districts), 2.5 (Height and Bulk), 3 (Zoning Procedures), and 6 (Signs).

The third chapter contains maps showing existing and proposed zoning boundaries for neighborhood commercial districts, including use districts, special use districts, restricted-use sub-districts, selected height and bulk districts, and special sign districts.

Two indexes are included at the end of the report: an index of recommended zoning map changes by street name and a subject index.

## COMPANION DOCUMENTS

The following documents can be reviewed at the San Francisco Public Library (main library and branches) or picked up at the Department of City Planning, 450 McAllister Street, Room 405, San Francisco, CA 94102. Please note the availability dates and fees indicated below.



- The *Neighborhood Commercial Rezoning Study Executive Summary* summarizes the contents of this report, companion documents, and outlines the project schedule. Available in November 1986. Free of charge.
- The *Neighborhood Commercial Rezoning Study Public Notice* summarizes the proposed rezoning program and provides notice required by the City Planning Code to owners of property in the affected area and within 300 feet of the affected area. It will be mailed to owners shown on the latest citywide assessment roll in the office of the Tax Collector not less than 10 days prior to the first public hearing for the project. It also will appear in the San Francisco Progress not less than 20 days prior to the first public hearing for the project. Available after mid-November 1986. Free of charge.
- The *Neighborhood Commercial Rezoning Draft Environmental Impact Report* (84.372E) provides an analysis of potential environmental effects that might result if the proposed amendments to the Master Plan and City Planning Code are adopted. Available in December 1986. Free of charge to government agencies and one authorized representative of each neighborhood nonprofit organization on file at the Department of City Planning; for sale to others at cost of reproduction.
- The *Neighborhood Commercial Rezoning Economic Impact Assessment* provides an evaluation of the economic implications of the proposal. Available in December 1986. Free of charge to government agencies and one authorized representative of each neighborhood nonprofit organization on file at the Department of City Planning; for sale to others at cost of reproduction.
- A *Comparison of Proposed Permanent and Current Interim Neighborhood Commercial Controls* also is available. November 1986. Free of charge to government agencies and one authorized representative of each neighborhood nonprofit organization on file at the Department of City Planning; for sale to others at cost of reproduction.

## PROJECT SCHEDULE

The controls contained in this report will be the subject of two separate series of public hearings and legislative actions.

### Permanent Controls

Following a two-month public review period, the controls contained in this report (and evaluated in the accompanying Draft Environmental Impact Report and Economic Impact Assessment) will be considered for adoption as permanent controls at public hearings at the City Planning Commission beginning in January 1987.

Consideration of the Draft Environmental Impact Report also will begin with a public hearing at the City Planning Commission in January 1987. Written responses to written and oral testimony will be prepared, published, and after review and appropriate amendments to the Draft EIR, the Final EIR will be certified as complete by the City Planning Commission.

Following certification of the EIR, expected in May 1987, the City Planning Commission will conclude its public hearings on the controls, make appropriate amendments, and recommend the package to the Board of Supervisors.

## INTRODUCTION

The Board of Supervisors will hold public hearings on the controls at its Planning, Housing, and Development Committee. The Committee will recommend the package to the full Board for action with any modifications it wishes to make.

Following Board action, the legislation goes to the Mayor for signature and with her approval, becomes effective in 30 days.

Thus, the entire review and adoption process is expected to take one year, making the controls effective in October 1987.

### **Interim Controls**

The current interim controls will expire in March 1987. Therefore, in order to allow adequate time for public comment, environmental evaluation, and legislative action on the permanent controls, the controls contained in this report also will be initiated on a temporary basis to replace the expiring interim controls and to be effective until the permanent controls are in place.

This process will begin with hearings at the City Planning Commission in January 1987, and will follow the same procedures discussed above. However, because the duration of this legislation will be temporary, environmental review requirements will not be as extensive thus making it possible to complete the process prior to the expiration of the current interim controls in March 1987.

### **FOR FURTHER INFORMATION**

For questions regarding individual property zoning classifications, call Zoning Information at (415) 558-3055.

For questions regarding the project proposal or project schedule, call the Neighborhood Commercial Rezoning staff at (415) 558-2104.

For questions regarding public hearing dates, call the Neighborhood Commercial Rezoning staff at (415) 558-2104 or the City Planning Commission Secretary at (415) 558-4656.

# MASTER PLAN AMENDMENTS



## INTRODUCTION

This chapter presents revisions to the Master Plan which are proposed in conjunction with changes to the City Planning Code and Zoning Map for Neighborhood Commercial districts. In conjunction with the development of new zoning controls, each element of the Master Plan was thoroughly reviewed for consistency with the new zoning and, if appropriate, updated, revised or expanded. Only those elements which directly address neighborhood commercial districts or require changes are addressed in this report.

The Commerce and Industry Element, dating from 1975, has been updated to reflect current land use patterns and planning goals. Objective 8 is thoroughly revised and now contains nine policies, including guidelines for land use, conversion and demolition of residential units, urban design, historic preservation, and parking, for use by the Planning Commission in its review of permit applications. The proposed policies are presented first, followed by the policies proposed to be deleted.

Other Master Plan elements address various other aspects relating to neighborhood commercial districts, either in general policies applicable citywide or in specific policies pertinent to neighborhood commercial districts. Specific policies in the Transportation and Residence Elements are listed for reference. One policy in the Residence Element is expanded to include reference to the proposed new neighborhood commercial zoning districts.

## OBJECTIVE 8 - POLICY 1

*NOTE: The following Objective 8 and Policies 1 through 9 replace the material at the end of this chapter which is to be deleted.*

### COMMERCE AND INDUSTRY ELEMENT

#### OBJECTIVE 8

##### **MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**

San Francisco is well known as a city with many distinct neighborhoods whose diverse characteristics are expressed on their commercial streets. Many of these neighborhood shopping areas reflect the surrounding neighborhood's ethnic and lifestyle characteristics, building scale and architectural style, topography, and historical development.

Neighborhood commercial districts also constitute an important part of the city's economic base, contributing to the city's fiscal stability through property and business taxes, and providing employment opportunities for local residents. They create a public domain where individuals can choose from a wide array of activities as well as have opportunities for leisure, cultural activities and entertainment. Many districts maintain an active street life and pedestrian character which enhances the city's stature as a walking city.

The continuing viability of a neighborhood commercial district is dependent primarily on its ability to provide required services and maintain customer patronage. The successful district provides a variety of goods and services in an atmosphere of safety, convenience, and attractiveness.

#### POLICY 1

**Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.**

One of the unique charms and features of San Francisco is the diversity of its neighborhoods and their shopping areas. Neighborhood commercial areas vary widely in function, trade area, form, design and character; but they all serve a common purpose in providing goods and services to meet the needs of City residents. In particular, convenience goods and services, such as groceries, personal toiletries, shoe repair, hair cutting, film processing, laundry and dry cleaning, should be readily available to residents in nearby shopping areas. Residents require easy access to such goods and services in order to satisfy their basic personal and household needs.

While all neighborhood commercial districts provide for the convenience needs of residents in adjacent neighborhoods, many also provide specialty and comparison goods and services to a larger, often citywide trade area. A district may specialize in uses which cater to its surrounding neighborhood's lifestyle. However, as a district becomes more specialized, it may need to draw from a broader geographical market area in order

to sustain itself with sufficient customer patronage. The function of a district is also influenced by its proximity to other commercial areas. Some relatively isolated districts may serve nearly all the retail and service needs for a residential neighborhood. Other districts may serve a community in conjunction with other nearby commercial districts, each with varying degrees of specialization.

Neighborhood shopping areas also differ in the size, scale, and configuration of their lots and buildings. They range from a small cluster of lots to linear shopping districts, extending two or more blocks along arterials or thoroughfares. Neighborhood shopping centers and supermarkets with extensive on-site parking are also scattered throughout the city. The differing sizes of lots and blocks, which are determined in part by the neighborhood's topography, influence the configuration of the commercial district and its surrounding lots. The variation in topography, lot size and juxtaposition with surrounding uses, in addition to the district's historic development, all contribute to the variety in size, shape, and architectural style of a district's buildings.

The scale and extent of commercial activity, relative to other uses, also varies among districts. Commercial uses may occupy from one to four stories, in a continuous series or interspersed among residential buildings. In many linear shopping districts, the commercial activity is often concentrated on a primary street or streets, with side streets or alleys containing a mix of commercial and residential uses.

The variation in function and character of commercial districts should be maintained through controls on building form, scale, ground story and upper story commercial and residential uses, and operation which reflect the differences between districts and reinforce the variations in individual land use patterns.

The essential character of neighborhood commercial districts should be maintained by encouraging and protecting uses which provide necessary goods and services to the surrounding neighborhoods and which are compatible in scale or type with the district in which they are to be located. Often, a district's character is defined by certain established businesses which have been serving the neighborhood residents and businesses for an extensive period. Loss of such businesses could undermine that district's distinctive character. However, districts also should be allowed to evolve over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences.

The determination of the appropriateness of various land uses in neighborhood commercial districts should consider the following basic aspects:

- Individual district character;
- Customer orientation of the district;
- Residential community living within and adjacent to the district;
- Necessity and desirability of the use to the community; and
- Environmental impacts of the use.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications which require case by case review and City Planning Commission approval. Pertinent guidelines may be applied

as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

### **Guidelines for All Uses**

- Existing businesses, especially neighborhood-serving retail stores and services, should be retained wherever feasible and in conformity with the Planning Code.
- New uses should be consistent with the purpose of the district in which they are located as stated in the Planning Code.
- The use primarily should serve the local community and not attract a major part of its clientele, patrons, population or membership from outside the area in which it is located. (This guideline should not apply to districts specifically intended to serve a citywide or regional clientele.)
- The use should contribute to the variety of uses in the district and avoid an undesirable concentration of one type of use in a certain location. In low-intensity districts, a balanced mix of various neighborhood-serving uses, with no concentration of a particular use, is desirable. In higher-intensity districts with a special orientation to one type of use (such as antique stores), clustering of such specialty uses may be appropriate. However, one type of use should not occupy an entire block frontage.
- The size of the use should not be larger than necessary to serve the district's trade area. Individual use sizes may vary depending on the type of merchandise offered. For example, a supermarket may require a larger floor area than a shoe repair shop in order to serve the same trade area.
- The use should not detract from the livability of the district or adjacent residential areas by causing offensive noise, odors, or light, particularly in the late night or very early morning hours. Establishments operating in the late night or early morning hours should provide goods and services which are necessary or desirable to the community at those hours. For example, longer hours of operation may be appropriate for neighborhood-serving convenience stores such as groceries or pharmacies.
- If locating at the ground story, the use should contribute to an active retail frontage. In districts with continuous active retail frontage, individual uses which do not serve the general public during regular business hours, such as churches, are encouraged to share ground story space with more active uses. This guideline may not apply in those districts or parts of a district where retail uses are interspersed with fully residential buildings and institutional facilities. However, in some areas, it may be appropriate to allow conversion of non-commercial ground story space in order to accommodate commercial growth in the district, if such growth would not create unmanageable parking, noise or other unwanted impacts.
- The use should fully utilize available floor area. Uses which require a limited amount of ground story frontage, such as limited financial services and hotel lobbies, should provide access to remaining space for use by other establishments.

- The use should not significantly increase traffic congestion or parking problems. The use should be evaluated for its traffic and parking impacts, especially on surrounding residential areas. Significant adverse impacts should be sufficiently mitigated or the use should not be permitted (See Auto-Oriented Facilities guidelines and Policy 8 of this Objective for more specific guidelines on parking).

### **Guidelines for Specific Uses**

In some districts, the balanced mix of commercial activities has been upset by the proliferation of certain uses such as financial services, restaurants and bars, take-out food and quick-stop establishments and entertainment uses. Overconcentration of one or more types of uses reduces the opportunity for other needed uses. The concerns are not limited to the number and concentration of these uses but also include the related nuisances they create and their impacts on the neighborhood. Other uses, such as automotive repair and parking, also can create noise and traffic problems. Special controls should be adopted for these uses in districts where they are a particular problem. These uses should adhere to the following guidelines, in addition to the general guidelines noted above.

#### **Financial Services**

- Financial offices should not be located near other financial service uses or add to an overconcentration of financial services in a single district. In most districts, it is preferable that financial services be at least 500 feet apart. In certain locations, clustering may be appropriate, depending on potential traffic circulation and parking impacts, but in no case should the number exceed the maximum number that would be allowed if all financial services in the district were at least 500 feet from each other. For example, a configuration of clustered financial services where off-street parking is shared might be a more efficient use of land than an even distribution of such financial services. Another example where clustering may be appropriate is in a non-linear area district where a cluster of financial services may provide greater choice and more convenient service to nearby merchants who need such services than an even distribution of financial services throughout the district. In addition to overconcentration within a single district, proximity to financial services in other nearby districts should be considered in evaluating the need and impacts of a new financial service use or a new location for an existing financial service establishment.
- New, expanding or relocating financial service establishments should provide a detailed analysis of the potential impacts on existing transportation systems which serve the location. If significant adverse impacts on traffic and transit volumes and circulation and parking congestion are anticipated, especially on transit-preferential streets, the proposed use should be redesigned to mitigate such impacts (e.g. reducing the project size) or providing off-street parking, or the use should be prohibited. The location of limited financial services should be carefully evaluated, as to the potential for double-parking or illegal parking by users of the facilities and the interference with traffic circulation by such vehicles (See Policy 8 for additional guidelines). If the proposed use includes automated teller machines, this evaluation is especially critical in determining the appropriateness of the use and its location.

## **POLICY 1 - GUIDELINES**

- Financial services should provide retail banking services to serve the business community as well as the residential community.
- The location of new, expanding, or relocating financial services should avoid, if feasible, the demolition of sound buildings which are compatible in scale and character with other buildings in the district.
- If new construction is necessary, inclusion of other commercial uses and/or residential units may be desirable. New structures should have continuous retail frontage along the shopping street or mall except where access to upper-level uses, accessory parking, loading or public open space is necessary. New development should be compatible in scale, design and use with the rest of the district.
- In neighborhood commercial districts where drive-up facilities are not permitted, financial offices should be pedestrian-oriented. In cases where drive-up facilities are permitted or parking is required, interruptions of the continuous retail frontage should be kept to a minimum.
- Automated teller machines should be recessed from the sidewalk, when possible, or should be incorporated into limited financial service facilities inside the facility with adequate waiting space for patrons.

### **Eating and Drinking Establishments**

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, and take-out food. Associated uses which can serve similar functions and create similar land use impacts include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.

The regulation of eating and drinking establishments should consider the following:

- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;



- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

In districts where the proliferation of eating and drinking establishments could generate problems, the following guidelines should be employed in the consideration of new establishments, relocations, changes from one kind of eating and drinking establishment to another (e.g. from take-out food to full service restaurant), expansion or intensification of existing establishments:

- The establishment should not add to an overconcentration of eating and drinking establishments in a single district. The balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage. Proposals for eating and drinking establishments which would increase the proportion of total occupied commercial frontage above 20% should be reviewed to ensure that they would not reduce the variety of neighborhood-serving uses; nor create substantial noise, traffic, parking problems, or other nuisances in the district or surrounding neighborhood. Those establishments that would do the above should not be permitted. Except in districts with an established pattern of service to a broad market, such as North Beach, such establishments should not occupy more than 25% of the total commercially-occupied frontage in a district. To minimize the problems they can create, eating and drinking uses should generally be at least 100 feet apart from each other, unless there are factors making clustering of uses appropriate. For example, a configuration of clustered eating and drinking uses where off-street parking is shared might be more appropriate than an even distribution of such establishments.
- New, expanding or relocating eating and drinking uses should not impose significant adverse impacts on traffic and transit volumes and circulation and parking congestion. If such impacts are anticipated, especially on transit-preferential streets, the proposed use, expansion or relocation should be redesigned to mitigate such impacts, or it should be prohibited. (See Auto-Oriented Facilities section and Policy 7 of this Objective for more specific guidelines on parking).
- Eating and drinking uses should be adequately soundproofed or insulated for noise and operated so as to reasonably protect adjoining and surrounding upper-story residences from disturbances. Fixed source equipment noise should not exceed the decibel levels specified in the Noise Control Ordinance.

### **Fast Food Restaurants**

Fast food restaurants are retail uses which provide quick food service for consumption on or off the premises, which are often designed to serve a high volume of customers at a high turnover rate. As a result, this use can generate problems in traffic and pedestrian circulation, parking congestion, litter, noise and odors. All guidelines for eating and drinking establishments should apply to fast food restaurants in addition to the guidelines stated below.

- Large fast-food restaurants occupying more than 2500 square feet of floor area are discouraged in neighborhood commercial cluster districts, small-scale neighborhood commercial districts and those individual districts where such discouragement is noted in their description and purpose statements. Large fast food restaurants of

## POLICY 1 - GUIDELINES

that size usually are designed to attract high volumes of customers from a large trade area. Such volumes of customers can generate various nuisance problems for the surrounding residential neighborhoods, especially parking congestion, traffic and pedestrian circulation, litter and late-night activity.

- The proposed use should not add to an overconcentration of fast food restaurants in a single district. As a general rule, fast food restaurants should be evenly distributed throughout the district. However, in certain locations, clustering may be more appropriate. For example, a configuration of clustered fast food restaurants where sufficient off-street parking is shared between them might make more efficient use of land than an even distribution of fast food restaurants throughout the district. The number of fast food restaurants (small and large) should not exceed the maximum number that would be allowed if all fast food restaurants in the district were at least 500 feet from each other.
- To avoid potential pedestrian-vehicle conflicts where large numbers of children are present, fast food restaurants should not be within 500-foot walking distance of an elementary or secondary school.
- New or expanding large fast-food restaurants should provide a detailed analysis of their anticipated impacts on transportation systems. If problems are anticipated, especially on transit-preferential streets, the proposed use should be reduced in size and/or redesigned to mitigate the above impacts, or prohibited. If the estimated parking demand for the use cannot be accommodated by existing or new off- or on-street parking facilities, the use should provide ample off-street parking on the site or within a reasonable walking distance of the site to provide for the parking demand; otherwise the use should be prohibited (see Auto-Oriented Facilities section and Policy 7 of this Objective for detailed guidelines).
- The use should provide adequate waiting space for walk-in patrons.
- The use should be equipped with sufficient outdoor and indoor trash receptacles to avoid litter problems in the surrounding neighborhood.
- The operator of the use should be responsible for maintaining the sidewalk within a one-block radius of the site free of paper or litter.
- The use should be designed and operated to contain fumes and odors within the cooking areas, so that such fumes and odors will not spread to adjacent or upper-story uses.
- The new or expanding use should close at 12:00 Midnight or earlier.

### **Take-Out Food, Convenience Stores, and Similar Quick-Stop Establishments**

Quick-stop establishments include fast food restaurants, take-out food, convenience stores and other quick-stop establishments which may or may not involve food service. These latter uses may include small or medium-sized grocery stores, film processing stores, video rental outlets, dry cleaners, and other establishments which primarily provide convenience goods and services and generate a high volume of customer trips. Guidelines for fast food restaurants are noted separately above.

- These uses should be interspersed with other retail businesses and avoid undue concentration of one type of product.
- The site should provide adequate waiting space for walk-in or drive-in patrons.
- The site should be equipped with sufficient outdoor trash receptacles to avoid litter problems in the surrounding neighborhood.
- New or expanding uses should not impose significant adverse impacts on traffic and transit volumes and circulation and parking congestion. If such impacts are anticipated, especially on transit-preferential streets, the proposed use should be redesigned to mitigate such impacts, such as being reduced in size or providing off-street parking, or the use should be prohibited (see Auto-Oriented Facilities section and Policy 7 of this Objective for detailed guidelines).

### **Entertainment and Adult Entertainment Uses**

Adult entertainment uses are generally inappropriate in most neighborhood commercial districts because:

- There is adequate provision of space for these uses in other areas of the city. Commercial space in neighborhood commercial districts should be preserved for other types of uses which provide essential retail goods and services for the surrounding residential communities.
- Neighborhood commercial districts are located near family-oriented residential areas; since adult entertainment uses may attract criminal activity, their proximity to residential areas, parks, schools, and churches may introduce criminal activity in such neighborhoods, or may tend to reduce property values;
- They appeal to a more specialized clientele, drawing customers from outside the neighborhood who may drive and create or add to parking congestion, and occupy space that could be devoted to uses which serve a broader segment of the immediate neighborhood.

Entertainment uses may be appropriate in certain districts or parts of districts. The following guidelines should be used in their review:

- Except in the Broadway district, where later hours may be appropriate under carefully regulated conditions, entertainment uses should not be open after 2:00 a.m. in order to minimize disruption to residences in and around a district. For uses involving liquor service, potentially loud music, dancing or large patron volumes, earlier closing hours may be necessary.
- Entertainment uses should be adequately soundproofed or insulated for noise, as certified by an acoustical engineer, and operated so as to reasonably protect surrounding residences. Fixed source equipment noise should not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Ventilation systems should be adequate to permit doors to stay closed during performances.
- Except for movie theaters with substantial soundproofing, entertainment uses should not involve electronic amplification after midnight, in order to minimize disruption to surrounding residences.

## POLICY 1 - GUIDELINES

- New adult entertainment uses should be at least 1000 feet from the nearest existing adult entertainment use.

### Hotels

- New hotels should be discouraged if they displace existing retail sales and services which are necessary and desirable for the surrounding neighborhoods.
- In districts with an overconcentration of hotels and similar accommodations, it is preferable that new hotels be located at least 300 feet from any existing hotel, motel or bed and breakfast establishment unless there are factors such as traffic circulation, parking, or land use distribution which make clustering appropriate.
- New hotels should contribute to an active retail frontage by providing stores, coffee shops, or convenience retail on the ground story of the major street frontage.
- Hotel development should be compatible in scale and design with the overall district character and especially with buildings on the same block.
- Access to required hotel parking should be designed to minimize interruption of the active retail frontage and disturbance to adjacent residences.

### Auto Repair Services

- Adequate building space should be provided for carrying out all repair services inside the building.
- Auto repair facilities should be large enough to accommodate all cars on site and avoid on-street parking of cars before or after repair work is done. If temporary on-site storage of cars must be outside the building, suitable landscaping or screening should be provided.

### Auto-Oriented Facilities

Most uses have the potential to be auto-oriented, depending on the extent to which patrons, employees, and other visitors arrive by automobile. In general, however, the uses which tend to be the most auto-oriented are those which:

- Serve automobiles directly, such as gas or service stations, auto repair garages, or automobile washes;
- Serve customers while in their cars, such as drive-through windows for banking, food service or film processing;
- Provide convenience goods and services such as fast food restaurants or take-out food, convenience grocery stores, financial services (with or without automated teller machines), or post offices;
- Sell bulky items or items purchased in volume such as furniture or appliance stores, supermarkets, and large discount stores; and

- Operate at times or for purposes for which most customers view alternate modes of transportation as inconvenient, such as dinner restaurants, 24-hour stores, evening entertainment uses, and hospitals.

Any use exhibiting some or all of these characteristics should be carefully evaluated for its potential impact on the transportation systems serving it (See Policy 8 for guidelines on parking demand analysis). Uses which are expected to generate significant adverse impacts on the transportation systems serving them should not be permitted.

Non-thoroughfare transit-preferential streets, collector, local and recreational streets which are located in residential areas, as designated in the Transportation Element of the Master Plan, are not considered appropriate for auto-oriented facilities. Certain major and secondary thoroughfares are appropriate for auto-oriented or drive-up facilities.

Such uses which exhibit these characteristics should not be located in areas where large numbers of children are present, in order to avoid pedestrian-vehicular conflicts. Typically, the use should not be within 500-foot walking distance of an elementary or secondary school.

## **POLICY 2**

**Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.**

Most neighborhood commercial districts contain dwelling units in addition to commercial uses. Flats, apartments, and residential hotels are frequently located above ground-story commercial uses; fully residential buildings are common in some districts. The retention of this mix is desirable. Among other things, it ensures the presence of people on the streets at different times which increases safety and business vitality on evenings and weekends. Residents in commercial areas help to create an active street life, which promotes interaction between people in the neighborhood.

The mixed residential-commercial character of most neighborhood commercial districts should be promoted by encouraging new construction of upper-story residential units above commercial development in mixed-use buildings. In order to make feasible such mixed-use projects, higher residential density and/or reductions in required parking may be warranted in districts with a reduced need for auto ownership or where anticipated parking demand can be accommodated off-site.

Existing residential units in neighborhood commercial districts comprise a valuable affordable housing resource which provides for the needs of San Francisco's diverse population. Most of these units are in sound or rehabilitable wood-frame structures and they are among the least expensive rental units in the city.

On the other hand, conversion of this housing is an important means of providing competitive and affordable commercial space to small businesses, many of which provide personal, medical, professional and business services to neighborhood residents and the general public. Conversions of ground-story residential units should be permitted in all neighborhood commercial districts without special

## POLICY 2 - GUIDELINES

review. In many neighborhood commercial districts, the physical location and structural aspects of the upper-story housing units make it attractive and feasible to convert them to commercial use. Due to the limited supply of vacant land, some commercial expansion into the residential space may be the only feasible way to adequately meet the commercial needs of the trade area served by the district. Therefore, limited conversions of upper-story units should be accommodated as long as the conversions are not so numerous as to upset the general equilibrium between commercial and residential uses or to constitute a substantial loss of housing.

Because the appropriateness of residential conversions depends on many factors which vary from district to district, land use controls should be adjusted to reflect the different needs of each district. In most districts certain conversions, such as those at the ground story or third story, can be regulated by permitting or prohibiting them without special review, while those at the second story may need case-by-case review by the City Planning Commission. In other districts, however, proposed conversions at all stories may need case-by-case review. A balance must be struck between the need to retain the housing and the need to provide for commercial expansion. Some upper-story conversions may be appropriate, if based on a review of an individual case, it is found that the need for commercial expansion clearly outweighs the need to preserve affordable housing. In that case-by-case review the following guidelines should be employed:

### **Guidelines for Residential Conversions**

- The need for additional commercial space in the district should be clearly established. The need to preserve affordable housing may be presumed in light of the citywide shortage of such housing and established policy in the Residence Element.

The amount of commercial space necessary and desirable to serve the retail and service function of a district varies depending on the size of the trade area, proximity to other commercial districts, and competition from other land uses.

In neighborhood commercial districts consisting of a small cluster of lots or a short linear commercial strip with low-scale development, commercial uses at the ground story should be focused on the convenience needs (such as groceries and laundry) of nearby residents. In these districts no new commercial use should be permitted above the ground story, nor should conversions of existing residential units above the ground story be permitted.

In small-scale neighborhood commercial districts most of the anticipated demand for commercial growth can be accommodated through new construction at the first two stories on vacant or underused parcels without the necessity to convert upper story residential units. However, in some of these districts where demand for commercial space is particularly strong, allowing commercial uses above the second story in new construction and allowing some conversion of existing residential units at the first and second stories may be appropriate as long as the general equilibrium between retail, office, and residential uses is maintained.

In larger, moderate-scale neighborhood commercial districts which are intended to provide a wider range of goods and services to a larger trade area, growth opportunities through new construction at the first two stories on vacant or underused parcels may be insufficient to meet the demand for commercial space.

While the retention of mixed use buildings and the construction of new mixed use buildings is desirable in these districts, construction of new, fully commercial structures, and some conversion of existing upper story residential units may be appropriate to meet demand if the increased commercial activity would not adversely affect existing traffic or parking congestion.

- Conversions should be disallowed if commercial space suitable for occupancy by the proposed commercial use is available elsewhere in the district.
- Commercial and institutional uses which do not primarily serve the general public usually are not appropriate in neighborhood commercial areas unless they are minor uses ancillary to those which do serve the general public, such as a small dental laboratory or small business accountant.
- Along predominantly residential secondary side streets and alleys of linear or areawide districts, conversions are inappropriate. The more residential character of the secondary streets should be protected in order to provide a transition between the commercial and surrounding residential districts.
- Conversions should not adversely impact the livability of any remaining units in the building. Entrance to the remaining units should be separate from the access to the commercial uses in the building. In buildings where re-conversion back to dwelling units may be desirable, the kitchens should be retained.
- Buildings with five or more housing units contain a large proportion of the housing stock in the neighborhood commercial districts and should be protected from complete conversion to commercial use.
- Conversion may be appropriate if the unit(s) is unsuitable for residential occupancy because of offensive noise, especially from traffic or late night activity, which is generated on the same site or near the unit, or because of the obstruction of residents' access to light and air by a building adjacent to or near the unit(s).
- Conversion may be appropriate if the housing unit is declared by the Superintendent of the Bureau of Building Inspection or the Chief of the Bureau of Fire Prevention to be unsafe and/or incapable of being made habitable for residential occupancy. However, if the property owner has shown possible willful neglect or a pattern of negligence in performing ordinary maintenance, thereby resulting in uninhabitable or unsafe units, the conversion should not be permitted, or the property owner should add other replacement rental units to the city's housing supply.
- In evaluating the proposed conversion of a unit which is suitable and safe for residential occupancy, consideration should be given to offsetting the loss of such housing by requiring the applicant to provide comparable replacement housing on the site, or within the neighborhood, or to provide financial assistance toward the creation of new rental housing or the rehabilitation of uninhabitable rental housing.
- Tenants should be given ample written notice by the property owner prior to filing the application to convert the unit(s) and, for any conversion that is permitted, property owners should make relocation assistance available to displaced tenants, i.e. efforts to identify housing comparable in size, price, and location; and the payment of moving expenses and a relocation allowance, particularly in the case of units occupied by low or moderate income residents.

## POLICY 2 - GUIDELINES

- In evaluating proposed conversions, consideration should be given to economic hardships to both property owners and tenants which might result from the denial or approval of the conversion application.

### **Guidelines for Residential Demolition**

The same considerations that apply to conversions apply to demolition of housing units. Therefore, demolitions should be reviewed on a case-by-case basis using the same guidelines that are to be used in reviewing conversions. Demolition permits should be reviewed in conjunction with the permits for the replacement structures whenever possible. When this is not possible, conditions applying to future building permits may be attached to the demolition permit or the new building permit may require further review. The replacement structure should include housing units for which there is an exhibited demand, or replacement rental units should be added to the city's housing supply. In order to encourage prompt replacement of demolished structures, permits should not be approved for temporary uses, such as general advertising signs or parking, unless such uses are appropriate permanent uses.

## POLICY 3

**Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.**

Neighborhood shopping districts should be distributed throughout the city so that all residential areas are within a service radius of one-quarter to one-half mile, depending upon the population density and topography of the area served. Most residential areas meet this service area standard, as can be seen on Map 1. Some remaining residential areas which are not served by commercial districts within these distances are served by individual commercial uses located within a quarter of a mile. These individual uses are typically corner grocery stores which are open long hours, providing a range of food and household convenience goods. The few remaining residential areas, which are neither served by neighborhood commercial districts nor by individual commercial uses, are typically of such low density that they cannot economically support nearby commercial activity. It would be appropriate to revise the zoning to allow a smaller convenience commercial use in those areas if a market demand develops, as long as the location meets the criteria of Objective 6, Policy 2 of the Residence Element.

## POLICY 4

**Discourage the creation of major new commercial areas except in conjunction with new supportive residential development and transportation capacity.**

Economic growth exhibited in any given commercial area, when viewed from a citywide or regional perspective may not represent "real" or absolute growth, but rather a relocation of economic activity from another commercial area, contributing to its decline. "Real" growth of retail activity requires an actual increase in expenditures








## RESIDENTIAL SERVICE AREAS OF NEIGHBORHOOD COMMERCIAL DISTRICTS AND USES

Map 1



3000 FT

-  NEIGHBORHOOD COMMERCIAL DISTRICT  
Service Radius : 1/2 Mile
-  COMMERCIAL SERVICE AREAS
-  RESIDENTIAL AREAS OUTSIDE SERVICE BOUNDARIES

## POLICY 4

which is directly linked to increases in disposable personal income. Because there are opportunities for business expansion within existing commercial areas, the creation of major new commercial areas should be discouraged unless a significant new market is being created to support the proposed development.

## POLICY 5

**Adopt specific zoning districts which conform to a generalized neighborhood commercial land use plan.**

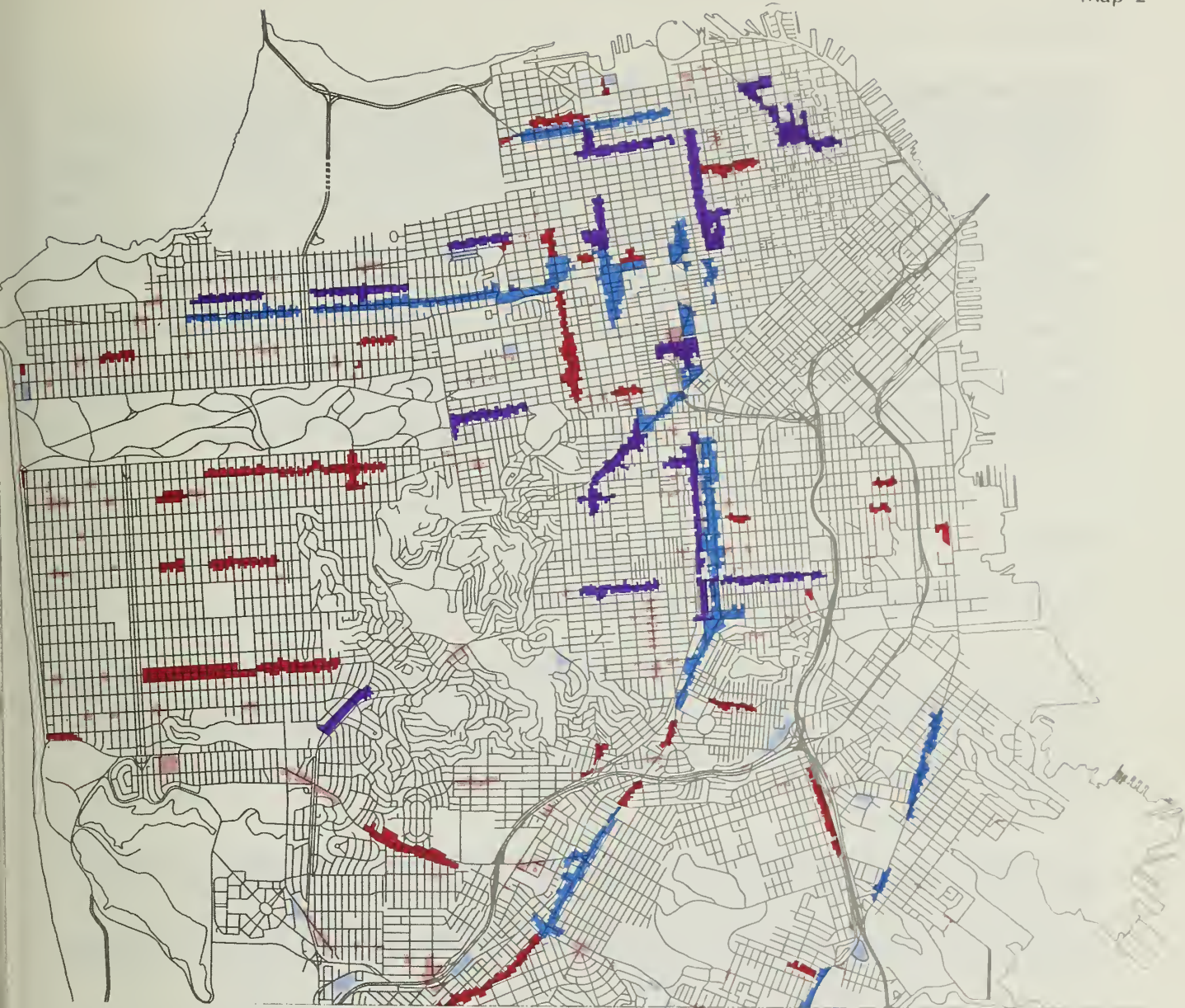
The application of other policies under this "neighborhood commercial" objective results in land use distribution patterns shown on the Generalized Neighborhood Commercial Land Use Plan as shown on the accompanying map. Neighborhood Commercial zoning districts should conform to the map, although minor variations consistent with the policies may be appropriate. The Generalized Neighborhood Commercial Land Use Plan provides for the following categories of neighborhood commercial districts:

**Neighborhood Commercial Clusters.** These districts provide a limited range of convenience retail goods and services to residents in the immediate neighborhood typically during daytime hours. In general, these districts should be limited to no more than one or two blocks of continuous retail frontage. Some districts may extend for several blocks with small stores, sometimes interspersed among housing. Generally, commercial uses should be limited to the ground floor and the upper stories should be residential. These districts are intended to be located in neighborhoods which do not have the need for or capacity to handle larger-scale commercial activities.

**Small-Scale Neighborhood Commercial Districts.** These districts provide convenience goods and services to the local neighborhood as well as limited comparison shopping to a wider market area. The size of these districts may vary from one to three blocks to several blocks in length. Commercial building intensity should be limited to the first two stories with residential development occasionally interspersed. Upper stories should be reserved for residential use. These districts are typically linear and should be located along collector and arterial streets which have transit routes.

**Moderate-Scale Neighborhood Commercial Districts.** These districts provide a wide range of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to local residents. These districts can be quite large in size and scale and may include up to four stories of commercial development, although most districts have less. They may include residential units on the upper stories. Due to the moderately-large scale and levels of activity, these districts should be located along heavily-trafficked thoroughfares which also serve as major transit routes.

**Neighborhood Commercial Shopping Centers.** These districts provide retail goods and services for car-oriented shoppers. Typically, the district contains mostly one-story and a few two-story buildings with a substantial amount of off-street parking. Except for the largest NC-S districts, goods and services can range from groceries to a full range of merchandise. Residential uses are permitted but are uncommon. Because these districts provide an alternative building format with more parking opportunities than the traditional linear shopping districts, they should be located where their design is compatible with existing neighborhood scale and where they compatibly supplement other traditional commercial districts in serving new or low-density areas.








## GENERALIZED NEIGHBORHOOD COMMERCIAL LAND USE PLAN

Map 2



### COMMERCIAL INTENSITY (Stories)

	NEIGHBORHOOD CLUSTER	1
	SMALL SCALE NEIGHBORHOOD DISTRICT	1 - 2
	MODERATE SCALE NEIGHBORHOOD DISTRICT	1 - 4
	NEIGHBORHOOD SHOPPING CENTER	1 - 4
	INDIVIDUAL NEIGHBORHOOD DISTRICT	1 - 4

**Individual Neighborhood Commercial Districts.** These districts generally are small- or moderate-scale commercial districts undergoing rapid economic change, or potentially subject to intense development pressure. In most districts, separate zoning controls specific to each district's particular needs and characteristics are needed to deal with the economic growth and land use changes which each area is experiencing. In some districts, eating and drinking uses have proliferated, displacing other types of retail goods and services needed by the neighborhood. Financial institutions, such as banks and savings and loan associations, have multiplied in certain districts, displacing other types of businesses, tending to concentrate and create nodes of congestion, and sometimes detracting from the visual and design character of the district. In many individual districts, special controls are necessary to protect existing housing from conversion to commercial use and encourage the development of new housing. Certain other districts in mature, low-density residential areas may require special controls to protect the existing scale and character of development and to prevent undue congestion.

## **POLICY 6**

### **Promote high quality urban design on commercial streets.**

Most of San Francisco's neighborhood commercial districts were developed concurrently with residential development and have physical forms which relate to the needs and tastes prevalent during the first half of this century. During this period, commercial units were built along streetcar lines and at major street intersections, often with residential flats on the upper floors, thus creating the familiar "linear" or "strip" commercial districts.

The small lot pattern prevalent at that time also encouraged the development of small buildings and stores. The resulting scale has come to characterize San Francisco's attractive and active neighborhood commercial districts. The small-scale character should be maintained through the regulation of the size of new buildings and commercial uses.

Continuous commercial frontage at the street level is especially important in all but the lowest intensity commercial districts with limited market areas. It prevents the fragmentation and isolation of fringe areas, improves pedestrian accessibility, and enhances the physical and aesthetic cohesiveness of the district. The design of new buildings should harmonize with the scale and orientation of existing buildings. Additionally, a correspondence of building setbacks, proportions, and texture helps establish visual coherence between new development and existing structures on a commercial street.

The appeal and vitality of a neighborhood commercial district depends largely on the character, amenities, and visual quality of its streets. The main function of neighborhood commercial streets is to provide retail goods and services in a safe, comfortable, and attractive pedestrian environment.

### **Urban Design Guidelines**

The following guidelines for urban design are intended to preserve and promote positive physical attributes of neighborhood commercial districts and facilitate harmony between business and residential functions. The pleasant appearance of an individual building is

critical to maintaining the appeal and economic vitality of the businesses located in it, as well as of the whole neighborhood commercial district. An individual project's building design and site layout should be compatible with the character of surrounding buildings and the existing pattern of development in neighborhood commercial districts.

In designing a new development or evaluating a development proposal, the following criteria should be considered:

- Overall district scale;
- Individual street character and form;
- Lot development patterns;
- Adjacent property usage, especially buildings of historical, cultural or architectural importance;
- Proposed site development and building design;
- Handicapped access;
- Potential environmental impacts; and
- Feasible mitigation measures.

### **Site Layout**

- The site plan of a new building should reflect the arrangement of most other buildings on its block, whether set back from, or built out to its front property lines.
- In cluster and linear districts with continuous street building walls, front set-backs are discouraged, in order to maintain a continuous block facade line. However, outdoor activities such as sidewalk cafes and walk-up windows may be accommodated by recessing the ground story. In addition, publicly accessible open space may be provided in a front setback if: the retail activity of the street is not adversely affected; there is a shortage of nearby open space to serve district shoppers, workers and residents; the site is appropriate in terms of its topography and sun and wind conditions; and attractive seating and landscaping are provided.
- New development should respect open space corridors in the interior of blocks and not significantly impede access of light and air nor block views of adjacent buildings.
- On irregularly shaped lots, through-lots or those adjacent to fully-built lots, open space located elsewhere than at the rear of a property may improve the access of light and air to residential units.
- Outdoor activities associated with an eating and drinking or entertainment establishment which abut residentially-occupied buildings should be discouraged.

### **Scale, Height and Bulk**

- In most cases, small lots with narrow building fronts should be maintained in districts with this traditional pattern.

## POLICY 6 - GUIDELINES

- When new buildings are constructed on large lots, the facades should be designed in a series of elements which are compatible with the existing scale of the district.
- The height of a proposed development should relate to the individual neighborhood character and the height and scale of adjacent buildings to avoid an overwhelming or dominating appearance of new structures. On a street of varied building heights, transitions between high and low buildings should be provided. While three- and four-story buildings are appropriate in many locations, two-story buildings are more appropriate in some areas with lower-scale development.
- The height and bulk of new development should be designed to maximize sun access to nearby residential open space, parks, plazas, and major pedestrian corridors.

### Frontage

- Facades of new development should be compatible with the proportions and design features of adjacent facades that contribute to the positive visual qualities of the neighborhood commercial district.
- To encourage continuity of "live" retail sales and services, at least one-half of the total width of any new or reconstructed building, parallel to and facing the commercial street, should be devoted to entrances, show windows, or other displays. Where a substantial length of windowless wall is found to be unavoidable, eye-level display, a contrast in wall treatment, offset wall line, outdoor seating and/or landscaping should be used to enhance visual interest and pedestrian vitality.
- Clear, untinted glass should be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely-tinted glass should not be used except as an architectural or decorative accent.
- Where unsightly walls of adjacent buildings become exposed by new development, they should be cleaned, painted or screened by appropriate landscaping.
- Walk-up facilities should be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

### Architectural Design

- The essential character of neighborhood commercial districts should be preserved by discouraging alterations and new development which would be incompatible with buildings which are of fine architectural quality and contribute to the scale and character of the district. The details, material, texture or color of existing architecturally distinctive buildings should be complemented by new development.
- Existing structures in sound or rehabilitable condition and of worthwhile architectural character should be reused where feasible to retain the unique character of a given neighborhood commercial district.
- The design of new buildings, building additions and alterations, and facade renovations should reflect the positive aspects of the existing scale and design features of the area. Building forms should complement and improve the overall neighborhood environment.

- Building design which follows a standardized formula prescribed by a business with multiple locations should be discouraged if such design would be incompatible with the scale and character of the district in which the building is located.

### **Materials**

- The materials, textures and colors of new or remodeled structures should be visually compatible with the predominant materials of nearby structures. In most neighborhood commercial districts, painted wood, masonry and tiles combined with glass panes in show cases, windows and doors are the most traditional and appropriate exterior wall materials.

### **Details**

- Individual buildings in the city's neighborhood commercial districts are rich in architectural detailing, yet vary considerably from building to building, depending upon the age and style of their construction. Vertical lines of columns or piers, and horizontal lines of belt courses or cornices are common to many buildings as are mouldings around windows and doors. These elements add richness to a flat facade wall, emphasizing the contrast of shapes and surfaces.
- A new or remodeled building should relate to its surrounding area by displaying compatible proportions, textures, and details. Nearby buildings of architectural distinction can serve as primary references. Existing street rhythms should also be continued on the facade of a new building, linking it to the rest of the district.

### **Rooftop Mechanical Equipment**

- Rooftop mechanical equipment which may be visually obtrusive or create disturbing noises or odors should be located away from areas of residential use and screened and integrated with the design of the building.

### **Signs**

- The character of signs and other features attached to or projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. Neighborhood commercial districts are typically mixed-use areas with commercial units on the ground or lower floors and residential uses on upper floors. Sign sizes and design should relate and be compatible with the character and scale of the building as well as the neighborhood commercial district. As much as signs and other advertising devices are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residences within the neighborhood commercial district or in adjacent residential districts. Signs should not be attached to facades at residentially-occupied stories nor should sign illumination shine directly into windows of residential units.

### **Landscaping and Street Design**

- Street trees should be provided in each new development. If a district tree planting program or streetscape plan exists, new development should be landscaped in conformity with such plans. In places where tree planting is not appropriate due to inadequate sidewalk width, interference with utilities, undesirable shading, or other reasons, other means such as window boxes, planter boxes or trellises may be chosen.
- Open uses such as parking lots should be visually screened along the street frontage by low walls, earth berms and/or landscaping. However, the safety of the lots should not be reduced through these measures.
- A landscaped buffer of trees and shrubs should be used along those edges of a parking lot bordering residentially-developed properties.
- In addition to landscaping at the periphery of the parking lot, planting islands between parked vehicles should be located within the lot, whenever feasible. Trees and other plantings provide shade and variety to the visual monotony of parked automobiles, especially when the lot is viewed from adjacent residences.

### **POLICY 7**

#### **Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.**

Most neighborhood shopping streets are closely linked to the history of San Francisco and contain structures and features which document certain periods or events. A few of these buildings are designated landmarks while others may qualify as architecturally or historically significant or contributory buildings but have not yet been nominated. Some of the landmarks on shopping streets are commercial buildings as, for example, the Castro Theater on Castro Street, while others are institutions such as St. Francis of Assisi Church in North Beach or South San Francisco Opera House near Third Street. Only one existing historical district, the Liberty Hill Historic District, overlaps with a section of a neighborhood shopping street, Valencia Street. No other neighborhood commercial area has yet been designated a historical or conservation district although many contain examples of fine architecture and historic buildings and might in whole or in part qualify as districts.

Many of San Francisco's neighborhood shopping areas were developed during the first half of this century and, in many cases, their growth is linked to the evolution of street car lines. Small stores for retail and services clustered along thoroughfares with street car service. As more residential development occurred around them, they attracted more and more businesses and, over time became the intensely developed, active shopping streets we know today. Due to their gradual development over several decades and replacement of old buildings with new structures, most districts do not have a uniform architectural style but are composed of buildings originating in various periods. They range from Victorian, Edwardian, Art Deco and International Style to plain, functional architecture of the post-war period. The few architecturally uniform shopping areas are the small shopping centers and a few commercial blocks which were built in the forties and fifties in the western and south-western neighborhoods, often as part of large residential tract development.



A common feature of the older neighborhood shopping areas is the prevalent small-scale development which is based on the small lot pattern of blocks which mainly were intended for residential development. During the first half of the century, in cases where several lots were merged for larger commercial development, builders avoided the appearance of massive buildings by articulating the facades to resemble a series of buildings. Unfortunately, the concern about compatibility of scale was neglected in the sixties and seventies when large enterprises, especially financial institutions, developed imposing, out-of-scale buildings and disturbed the existing small-scale environment.

Another common feature of San Francisco's shopping streets is the commercial-residential mixed use of the buildings. In the last century, many storekeepers lived above their stores as was customary in European countries. This established the pattern of developing commercial units with residential flats on the upper floors. It was not until the forties and fifties, that single-story commercial development became more common in the single-family residential areas in the western and south-western part of the city.

Many historically and/or architecturally significant buildings or groups of buildings on neighborhood shopping streets already have been identified through the work of the Landmarks Advisory Board, in the 1976 DCP architectural survey, and in special surveys such as the studies of Union Street and North Beach. These surveys should be systematized and extended to all neighborhood shopping streets. Those streets or parts of streets whose built environment represents an important historic period or are of outstanding architectural or aesthetic quality should be protected as historic or conservation districts. Those important buildings that are not part of a larger grouping should be protected as individual landmarks.

Pending formal designation of districts and individual landmarks, these important buildings and groups of buildings should be protected, where feasible, by application of the following guidelines which are intended to protect and enhance the distinguished character of neighborhood shopping streets and to further the preservation of historically and/or architecturally significant structures and features.

### **Conservation Guidelines**

- The demolition of historically and/or architecturally important buildings should be avoided and their restoration should be encouraged. Buildings of lesser importance which nevertheless contribute to the character of the street, also should be retained and enhanced if feasible.
- In renovating such structures, the design of the original structure should be respected. Renovation efforts should be guided by the policies of the Urban Design and Preservation Elements and Standards for Rehabilitation of the Secretary of the Interior.
- Alterations and additions to any historically or architecturally important building should be compatible with the original building and not diminish its character. If original building components cannot be restored, contemporary design which respects the scale, detailing, material and color of the original structure, is permissible. Where possible, special attention should be paid to restoration of original storefronts as they are essential components of neighborhood shopping areas.

## POLICY 7 - GUIDELINES

- Business signs are important features in neighborhood commercial areas. Distinguished old signs, especially those identifying historic businesses and landmark buildings should be preserved. Old signs painted directly on walls should be preserved and not be painted over if they are of historic or aesthetic quality.

Signs on historically or architecturally important buildings should be designed as an integral part of the building and not detract from the architecture. All new signs, including business signs and billboards should be compatible with the existing scale of the district and be carefully designed not to upset the character of the district.

- Positive urban design elements of the streetscape such as the proportion of street and sidewalk to adjacent building heights, landscaping and street trees, artwork and street furniture should be preserved and enhanced with the goal of maintaining and improving the established character and yet allowing the many functions of a neighborhood oriented, commercial area to be carried out in a pleasant and attractive environment.
- New development near buildings of historic or architectural importance should harmonize with the historic fabric. Slavish imitation of historic styles should be avoided and innovative new architecture which contributes positively to the established urban design character of the district, encouraged. The design of new structures should establish linkages with design characteristics of the surrounding buildings such as building height, massing, height of stories, window proportions and framing, material and color, horizontal and vertical articulation, set-backs, stairs and other design elements.
- New development in historic or conservation districts, should respect the existing development pattern and scale, height of adjacent buildings, open space corridors in the interior of the block, facade design and rhythm, and special features characteristic of buildings in the particular district.

## POLICY 8

**Regulate uses so that traffic impacts and parking problems are minimized.**

New, expanding or relocating uses should not significantly increase traffic congestion or parking problems. Each use should be evaluated for its anticipated impacts on the transportation systems (i.e. traffic circulation, parking, transit service, pedestrian circulation) particularly during peak traffic hours and with respect to surrounding residential areas. The degree of detail in the analysis should be commensurate with the size and location of the use (compared with traffic volumes and parking availability), its potential as a heavy trip generator and the level of transportation and parking in the vicinity.

If the use will generate significant additional traffic congestion, then the use should be redesigned to mitigate such congestion or the use should not be allowed.

If the use will generate parking demand which cannot be accommodated by the district's existing supply, the use should be redesigned to reduce parking demand or parking should be provided in an amount adequate to meet demand. Such parking should be appropriately

located, designed, landscaped, and operated. If adequate parking does not exist or cannot be provided, or excess parking demand cannot be otherwise mitigated, the use should not be allowed.

The following types of uses are potential heavy vehicle trip generators, due to the nature and/or size of use, and should be closely examined:

### Commercial Uses

- Fast Food Restaurant (with or without drive-up facility)
- Full-Service Restaurant
- Take-Out Food Establishment
- Supermarket
- Convenience Store (Late-night or 24-hour)
- Bank or other Financial Service (with or without automated teller machine or drive-up facility)
- Automotive Gas or Service Station
- Medical Service

### Institutional Uses

- Hospital or Medical Center
- Post Office

Potential traffic impact and parking demand generated by the use should be evaluated, using estimates of the numbers of customers and trips generated by the use and the distribution of different types of trips by mode of travel for various time periods, when possible, on a neighborhood or area-specific basis. Other comparable uses in similar locations should be examined and the transportation problems they generate should be assessed.

In the case of fast food restaurants and other take-out food uses, information should be provided as to expected rate of turnover and proportions of customers taking out food vs. eating on-site. In evaluating customer volume, the size of the kitchen should be considered; high customer volumes may be anticipated for a facility with a kitchen occupying 500 square feet or more. Other special types of retail operations such as those with small catalog showrooms and large inventory storage areas also may need especially detailed projections of customer volumes.

The analysis should indicate whether the use will:

- Aggravate significantly existing on-street parking problems and shortages or cause waiting vehicles to queue across the sidewalk into the street or into a high-volume vehicular or transit lane or bus stop, especially during the peak hours of traffic or transit volume.
- Attract a significant amount of additional vehicular traffic into the area and adjacent neighborhoods.
- Worsen significantly pedestrian circulation in the area and/or significantly increase the potential for pedestrian/vehicle conflicts.

Parking needed for new housing in commercial districts should be provided but parking in excess of projected demand should be avoided. In some districts well served by transit, especially where overall vehicular ownership is low, reducing the required off-street parking for residential uses may be appropriate, in order to encourage mixed housing and commercial development, use resources efficiently, encourage transit usage and reduce the cost of housing.

## **POLICY 9**

**Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.**

While most commercial districts have healthy economies, some districts have declined. The latter areas are underused and are often characterized by vacant lots and boarded up or deteriorating storefronts. As a consequence, there is inadequate provision of convenience goods and services to nearby residents. The City should participate in a variety of efforts to revitalize these districts.

However, the ultimate success of a neighborhood commercial district depends upon factors which are beyond the scope of the public sector. Almost all successful neighborhood commercial revitalization efforts are initiated by local businessmen with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Because revitalization of an entire commercial district requires diligence and cooperation of all merchants and property owners sustained over a long period of time, a strong merchants' association is essential. The City should provide businessmen who have exhibited a strong commitment to upgrade their areas with assistance in organizing or strengthening their merchants' association and preparing and carrying out their improvements.

For its part, the City should provide the physical improvements and public services necessary to ensure confidence in local investors. These include police and fire protection, adequate maintenance of streets, sidewalks and sanitation services, as well as proper enforcement of zoning, health, and building codes to ensure the health and safety of merchants, residents, and shoppers. Capital improvements should be made as required, including lighting, street furnishings, public spaces, and mini-parks. Traffic circulation, transit, and parking availability should be managed to allow maximum accessibility to the retail corridor with a minimum of congestion and disruption to the neighborhood.

Community development corporations can also assist in revitalization efforts by providing employment and community services to local residents through community-owned local business enterprises. Encouragement and assistance should be given to organizations having the potential of successfully carrying out local economic development projects.

Efforts to upgrade neighborhood commercial districts should occur in conjunction with efforts to improve the quality of the surrounding community, with respect to physical condition of the housing stock, recreation and open space, and delivery of services.

**NOTE:** *The following material is to be deleted from the Commerce and Industry Element, and replaced with the Objective 8 and Policies 1 through 9 at the beginning of this chapter.*

## **(C) OBJECTIVE 8**

### **MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL DISTRICTS READILY ACCESSIBLE TO CITY RESIDENTS.**

San Francisco is well known as a city with many distinct and diverse neighborhoods. The livability and character of these neighborhoods are determined by a combination of many factors including the quality of the housing stock, open space, topography, transportation, and delivery of human services. One important determinant of neighborhood livability is the accessibility shopping areas which provide retail, personal, and professional services to local residents.

In addition, neighborhood commercial districts constitute an important part of the city's economic base, contributing to the city's fiscal stability through business taxes, and providing local employment opportunities.

The viability of a neighborhood commercial district depends primarily on its ability to provide required services and maintain customer patronage. The successful district provides a variety of goods and services in an atmosphere of safety, convenience and attractiveness.

#### **POLICY 1**

**Promote the multiple use of neighborhood commercial areas with priority given to neighborhood-serving retail and service activity.**

The primary function of the neighborhood commercial district is to provide a safe, convenient and attractive area with a sufficient number of stores to offer a variety of goods and services to local residents at affordable prices. However, neighborhood commercial districts may also contain shops and restaurants catering to a clientele extending well beyond the immediate neighborhood. In addition, the district may also serve as a focal point for other community activities including recreational, civic, and cultural functions. Many neighborhood commercial districts also contain residential dwelling units, generally in the form of apartments and flats built above commercial spaces.

#### **POLICY 2**

**Promote neighborhood commercial revitalization.**

The ultimate success of a neighborhood commercial district depends upon factors which are beyond the scope of the public sector. Private sector investment must bear primary responsibility for economic revitalization and the maintenance of neighborhood ))

commercial districts. A viable commercial district can only exist if the goods and services available are appropriate to the population it serves.

However, effective neighborhood commercial revitalization can rarely take place in the absence of a strong city commitment to assist local businesses and to provide the physical improvements and public services necessary to ensure confidence in local investors. The City must provide police and fire protection, adequate maintenance of streets, sidewalks and sanitation services, as well as proper enforcement of zoning, health and building codes to ensure the health and safety of merchants, residents and shoppers. Capital improvements should be made as required, including lighting, street furnishings, public spaces, and mini-parks. Traffic circulation, transit, and parking availability should be managed to allow maximum accessibility to the retail corridor with a minimum of congestion and disruption to the neighborhood.

Commercial districts serve as the primary locations for neighborhood-serving retail and service activity. Because there are alternate locations for the other uses, preference should be given to neighborhood-serving commercial uses in these districts, emphasizing retail and service uses on the ground floor. Special efforts should be directed at protecting the diversity of neighborhood-serving uses from overconcentration of any given use such as financial institutions, bars, or restaurants. However, the importance of employment opportunities, community activities, and housing availability is such that these other uses, especially residential units, should be encouraged in neighborhood commercial districts when they do not threaten the essential commercial viability of the district by occupying space which would otherwise be devoted to neighborhood serving commercial activity.

Because of this important relationship, efforts to upgrade neighborhood commercial districts should occur in conjunction with efforts to improve the quality of the surrounding community, with respect to physical condition of the housing stock, recreation and open space, and delivery of services.

Almost all successful neighborhood commercial revitalization efforts are initiated by local businessmen with a strong desire and commitment to upgrade their businesses, property and neighborhoods. Because revitalization of an entire commercial district requires diligence and cooperation of all merchants and property owners sustained over a long period of time, a strong merchants' association is essential.

The City should provide businessmen who have exhibited a strong commitment to upgrade their areas with assistance in organizing or strengthening their merchants' association and preparing and carrying out their improvement.

In addition, the City should take an active role in encouraging cooperation and participation in commercial revitalization efforts by State and Federal agencies, private financial institutions, and local landlords, homeowners and residents. Community organizations involved in community development activities and the media should also be encouraged to support and assist in revitalization efforts.

## **POLICY 3**

**Protect environmental quality in neighborhood commercial areas.**

Most of San Francisco's neighborhood commercial districts were developed concurrently with residential development and both have physical forms which relate to the needs ))

and tastes prevalent during the first half of this century. During this period commercial units were built along streetcar lines and at major street intersections, often with residential flats on the upper floors, thus creating the familiar "linear" or "strip" commercial districts.

The importance of the automobile to the consumer's shopping trip must be recognized, particularly when many or large and bulky items are to be purchased. However, San Francisco's charm stems from its urban, rather than suburban, character. Preservation of traditional pedestrian and transit oriented compact commercial districts should be encouraged by discouraging through traffic and reducing its speed and by protecting the safety of pedestrians through the use of mid-block crosswalks, corner bulbs and encouraging pedestrian amenities such as mini parks and small public open spaces.

Continuous commercial frontage at the street level is especially important in small commercial districts. It helps to prevent the fragmentation and isolation of fringe areas, a phenomenon which tends to reduce pedestrian accessibility and detracts from the physical and aesthetic cohesiveness of the district. For these reasons, the following principles should be used in guiding development in neighborhood commercial districts:

- Encourage continuous building facades with retail or service activity on the ground floor.
- Discourage open parking lots, blank building walls, driveways, vacant lots or massive developments of any form.
- Encourage professional uses to locate above the ground floor, maintaining a balance with existing residential uses.

When a neighborhood shopping district begins to attract citywide or even regional clientele it may experience changes in character of its businesses and increases in traffic and parking congestion to such an extent that the district is no longer a source of neighborhood vitality, but rather a major disruption to neighborhood life. In such cases it may be necessary to impose reasonable limits on the number of establishments that are not primarily neighborhood serving in order to prevent further damage to the residential livability of the neighborhood. In any event, new uses should meet performance standards that will serve to minimize their impact on adjacent residential areas. Particular care should be taken with respect to the appearance of uses such as adult movies and bookstores which for legal or other reasons cannot be excluded from commercial areas, but which unless adequately controlled can be particularly disruptive to neighborhood tranquility.

#### **POLICY 4**

**Maintain a presumption against the establishment of major new commercial development except in conjunction with adequately supportive residential development and public/private transportation capacity.**

Economic growth exhibited in any given commercial area, when viewed from a citywide or regional perspective may not represent "real" or absolute growth but rather a relocation of economic activity from another commercial area which is experiencing decline. "Real" growth of retail activity requires an actual increase in expenditures which is directly linked to increases in disposable personal income. Because there are

opportunities for business expansion within existing commercial areas, major new commercial development should be discouraged unless a significant new market is being created to support the proposed development.

## **POLICY 5**

### **Encourage community-based economic development.**

Community development corporations can with the proper leadership and direction, provide a useful vehicle for community ownership of local business enterprises providing employment to community residents or can be spent for needed community services. Encouragement and assistance should be given to organizations having the potential of successfully carrying out local economic development projects. ))



## TRANSPORTATION ELEMENT

Objectives and policies of the Transportation Element (as amended by Resolution No. 9434, June 24, 1982, reprinted January 1983) which specifically refer to neighborhood commercial districts are listed below. No amendments are proposed.

	<u>Page</u>
• <b>General Objectives and Policies</b>	
<b>Criteria for Priority for Walking, Bicycling,     or Short Distance Transit Vehicles, Number 3</b>	13
• <b>Pedestrian Circulation Plan, Policy 4</b>	32
• <b>Bicycle Plan, Objective 2, Policy 1</b>	36
• <b>Citywide Parking Plan</b>	
<b>Objective 1, Policy 1, Criterion 14</b>	49
<b>Objective 4, Policy 1</b>	52

## RESIDENCE ELEMENT

Objectives and policies of the Residence Element (as amended by Resolution 10045, June 28, 1984) which specifically refer to neighborhood commercial districts are listed below. No amendments to these policies are proposed.

	<u>Page</u>
• <b>Objective 1, Policy 4, 3rd bullet</b>	2.2
• <b>Objective 2, Policy 2, 2nd paragraph</b>	2.4
• <b>Objective 3, Policies 1 and 2</b>	2.8
• <b>Objective 6, Policy 2</b>	2.16
• <b>Objective 8, Policy 1</b>	2.25

In addition, the residential density table and Map B in Objective 2, Policy 4 should be amended as shown below.

- **Policy 4**

**Adopt Specific Zoning Districts Which Conform to a Generalized Residential Land Use Plan.**

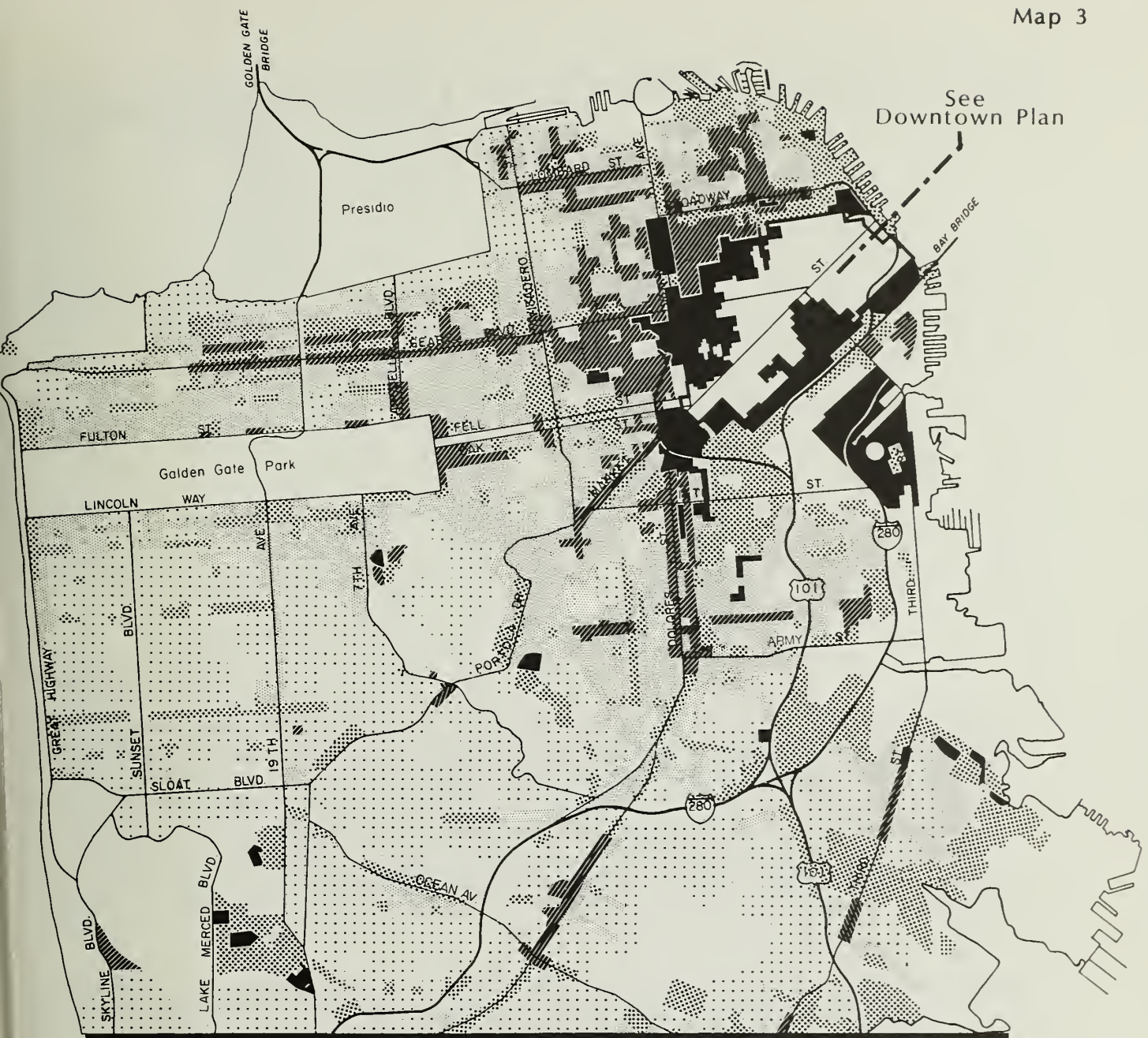
Applying policies under this Objective 2 results in density patterns shown on the accompanying Generalized Residential Land Use Plan Map. Specific zoning districts should conform generally to this map, although minor variations consistent with the general density policies may be appropriate.

The Generalized Residential Land Use Plan provides for five density categories:

**Potential Residential and Population Density  
By Zoning Districts**

<u>Classification</u>	<u>Zoning Districts</u>	<u>Average Units Per Acre</u>	<u>Average Persons Per Acre*</u>	<u>General Location</u>
<b>Low Density</b>	RH-1	14	24-31	Appropriate in areas for single families, located predominantly in the southern and western parts of the city.
<b>Moderately-Low Density</b>	RH-2 RH-3	36	64-94	Appropriate in the central hills areas, along Diamond Heights, Twin Peaks, and Potrero Hill, around Golden Gate Park in the Richmond, and northern part of the Sunset districts and in the Marina district.
<b>Medium Density</b>	RM-1, RC-1 C-1, C-2 M-1, M-2, <u>NC-1, NC-2, NC-S</u> <u>Sacramento Street</u> <u>West Portal Avenue</u>	54	118	Appropriate for <u>some low-intensity neighborhood commercial districts and mixed-use ((non-)residential-commercial and industrial districts, and certain areas adjacent to the commercial zones.</u>
<b>Moderately-High Density</b>	RM-2, RM-3, RC-2, RC-3, NC-3, <u>Broadway,</u> <u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>Hayes-Gough,</u> <u>Upper Market Street,</u> <u>North Beach,</u> <u>Polk Street,</u> <u>Union Street,</u> <u>Valencia Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley</u>	91	160-240	Appropriate for the more intensely developed north-eastern part of the city, <u>certain neighborhood commercial districts with moderately high existing residential development and good transit accessibility, for major transit corridors such as Van Ness Avenue, in major redevelopment areas such as the Western Addition and the Golden Gateway areas, and in Nob Hill, Chinatown and North Beach.</u>
<b>High Density</b>	RM-4, RC-4 C-3, C-M	283	475-760	Appropriate for certain areas in the northeastern part of the city, including downtown districts as well as heavy-commercial districts.

\* Based on city-wide average household size of 2.19. See map on following page for average household size by Census Tract.



## RESIDENCE ELEMENT MAP B : RESIDENTIAL DENSITY

↑  
NCRS  
Map 3

<p>..... .....</p> <p><b>LOW DENSITY</b> Average 14 units per acre</p>	<p>▨▨▨▨▨▨</p> <p><b>MODERATELY HIGH DENSITY</b> Average 91 units per acre</p>
<p>▨▨▨▨▨▨</p> <p><b>MODERATELY LOW DENSITY</b> Average 36 units per acre</p>	<p>■</p> <p><b>HIGH DENSITY</b> Average 283 units per acre</p>
<p>▨▨▨▨▨▨</p> <p><b>MEDIUM DENSITY</b> Average 54 units per acre</p>	<p>□</p> <p><b>PUBLIC AND HEAVY INDUSTRIAL AREAS</b></p>

○ **AREAS PROPOSED FOR REZONING**  
See Map A ( Appropriate densities will be determined  
in the rezoning studies )





# CITY PLANNING CODE TEXT AMENDMENTS

## INTRODUCTION

This chapter presents language to establish Article 7, a new part of the City Planning Code, which establishes a comprehensive, flexible system of neighborhood commercial zoning controls. It contains four general area districts, sixteen individual area districts, one special use district, and six restricted use sub-districts with controls which embrace the full range of land use issues in each district. A description and purpose statement for each district is accompanied by a chart which displays all applicable zoning controls, either directly or by reference to other sections of the Code. Article 7 also includes sections describing standards, permitted uses, definitions, and references to other Code sections.

All other sections of the Code to be modified are also presented in this chapter. These include amendments to Articles 1, 1.2, 1.5, 1.7, 2, 2.5, 3, 3.5, and 6, including minor references and amendments which add or restructure provisions which apply to neighborhood commercial (NC) districts. These sections are presented in ordinance form appropriate for legislative action by the Board of Supervisors; code sections are included in their entirety, regardless of the extent of amendment to the section. Additions are indicated by underlined text. Deletions are indicated by ((double parentheses)) and in the case of large portions of text, by lines crossed through the deleted portions.

ARTICLE 7

NEIGHBORHOOD COMMERCIAL DISTRICTS

- SEC. 701. NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS.
- SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.
- SEC. 703. NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.
- SEC. 709. GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROLS.
- SEC. 710. NC-1--NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.
- SEC. 711. NC-2--SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 712. NC-3--MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 713. NC-S--NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.
- SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 727. 24TH STREET-MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 728. 24TH STREET-NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.
- SEC. 780. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.
- SEC. 781. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUB-DISTRICTS.
- SEC. 790. DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.
- SEC. 799. REFERENCES TO OTHER SECTIONS OF THE CITY PLANNING CODE.

**ARTICLE 7****NEIGHBORHOOD COMMERCIAL DISTRICTS****SEC. 701. NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS.**

This Article is adopted specifically for Neighborhood Commercial districts, as shown on the Zoning Map of the City and County of San Francisco. The provisions set forth or referenced in Article 7 shall apply to any use, property, structure, or development which is located in a Neighborhood Commercial district, unless otherwise provided for within this Code. In the event of conflict between provisions of Article 7 and other provisions of this Code, the provisions of Article 7 shall prevail.

**SEC. 701.1. PURPOSE OF ARTICLE 7.**

This Article is intended to provide a comprehensive and flexible zoning system for Neighborhood Commercial districts which is consistent with the objectives and policies set forth in the San Francisco Master Plan. More specifically, the purposes of this Article are:

- (a) To provide in one article a complete listing of or cross-reference to all of the zoning categories, definitions, control provisions, and review procedures which are applicable to properties or uses in Neighborhood Commercial districts.
- (b) To establish a zoning system which will accommodate all classes of Neighborhood Commercial districts including general districts for citywide area groupings and individual districts which are tailored to the unique characteristics of specific areas.
- (c) To provide zoning control categories which embrace the full range of land use issues in all Neighborhood Commercial districts, in order that controls can be applied individually to each district class to address particular land use concerns in that district.

**SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.**

The following classes of districts are established for neighborhood commercial districts.

**SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.**

The following districts are established for the purpose of implementing the Commerce and Industry element and other elements of the Master Plan, according to the objective and policies stated therein. Description and Purpose Statements outline the main functions of each Neighborhood Commercial (NC) district in the Zoning Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

The description and purpose statements and land use controls applicable to each of the general and individual area districts are set forth in Sections 710.1 through 729.95 of this Code for each district class. The boundaries of the various Neighborhood Commercial districts are shown on the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the provisions of that Section.

<u>Neighborhood Commercial General Area Districts</u>	<u>Section Number</u>
NC-1--Neighborhood Commercial Cluster District	§ 710
NC-2--Small-Scale Neighborhood Commercial District	§ 711
NC-3--Moderate-Scale Neighborhood Commercial District	§ 712
NC-S--Neighborhood Commercial Shopping Center District	§ 713

<u>Neighborhood Commercial Individual Area Districts</u>	<u>Section Number</u>
Broadway Neighborhood Commercial District	§ 714
Castro Street Neighborhood Commercial District	§ 715
Inner Clement Street Neighborhood Commercial District	§ 716
Outer Clement Street Neighborhood Commercial District	§ 717
Upper Fillmore Street Neighborhood Commercial District	§ 718
Haight Street Neighborhood Commercial District	§ 719
Hayes-Gough Neighborhood Commercial District	§ 720
Upper Market Street Neighborhood Commercial District	§ 721
North Beach Neighborhood Commercial District	§ 722
Polk Street Neighborhood Commercial District	§ 723
Sacramento Street Neighborhood Commercial District	§ 724
Union Street Neighborhood Commercial District	§ 725
Valencia Street Neighborhood Commercial District	§ 726
24th Street-Mission Neighborhood Commercial District	§ 727
24th Street-Noe Valley Neighborhood Commercial District	§ 728
West Portal Avenue Neighborhood Commercial District	§ 729

**SEC. 702.2. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.**

In addition to the Neighborhood Commercial use districts established by Section 702.1 of this Code, certain Neighborhood Commercial Special Use districts are established for the purpose of controlling changes in use and new development within sensitive neighborhood areas.

The purposes and provisions set forth in Section 780.1 of this Code shall apply within these districts. The boundaries of the districts are as shown on the Zoning Map as referred to in Sections 105 and 106 of this Code, subject to the provisions of that Section.

<u>Neighborhood Commercial Special Use Districts</u>	<u>Section Number</u>
Lakeshore Plaza Special Use District	§ 780.1

**SEC. 702.3. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUB-DISTRICTS.**

In addition to the Neighborhood Commercial use districts established by Section 702.1 of this Code, certain Neighborhood Commercial Special Use districts are established for the purpose of controlling the expansion of



certain kinds of uses which if uncontrolled may adversely affect the character of certain neighborhood commercial districts.

The purposes and provisions set forth in Section 781.1 through 781.6 of this Code shall apply respectively within these districts. The boundaries of the districts are as shown on the Zoning Map as referred to in Section 105 of this Code, subject to the provisions of that Section.

<u>Neighborhood Commercial Restricted Use Sub-Districts</u>	<u>Section Number</u>
Taraval Street Restaurant and Fast Food Sub-District	§ 781.1
Irving Street Restaurant and Fast Food Sub-District	§ 781.2
Ocean Avenue Fast Food Sub-District	§ 781.3
Geary Boulevard Fast Food Sub-District	§ 781.4
Mission Street Fast Food Sub-District	§ 781.5
North Beach Financial Service Sub-District	§ 781.6

**SEC. 702.4. SPECIAL USE DISTRICTS.**

In addition to the Neighborhood Commercial use districts and Neighborhood Commercial Special Use districts established by Section 702.1 and 702.2 of this Code, certain special use districts established in Sections 236 through 249.9 of this Code are located within certain Neighborhood Commercial district boundaries. The designations, locations, and boundaries of the special use districts are as provided below.

<u>Special Use Districts</u>	<u>Section Number</u>
Garment Shop Special Use District	§ 236

**SEC. 703. NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.**

The Neighborhood Commercial district zoning control categories consist of building standards listed in Section 703.1 of this Code and permitted uses listed in Section 703.2 of this Code. The controls are either stated, or summarized and cross-referenced to the Sections in other Articles of this Code containing the requirements, in Sections 710.1 through 729.95 of this Code, for each of the district classes listed in Section 702.1, or referenced in Section 799 of this Code.

**SEC. 703.1. BUILDING STANDARDS.**

Building standards are controls which regulate the general size, shape, character, and design of development in Neighborhood Commercial districts. They are set forth or summarized and cross-referenced in the zoning control categories as listed in paragraph (a) below in Sections 710.10 through 729.94 of this Code for each district class.

- (a) **Building Standard Categories.** The building standard categories which govern Neighborhood Commercial districts are listed below by zoning control category and number and cross-referenced to the Code Section containing the standard and the definition.

<u>No.</u>	<u>Zoning Control Categories for Building Standards</u>	<u>Section Number of Standard</u>	<u>Section Number of Definition</u>
.10	Height and Bulk	Zoning Map	§§ 102.11, 102.18, 270
.11	Lot Size [Per Development]	§ 121.1	§§ 121(c), 790.56
.12	Rear Yard	§ 134(a)(e)	§ 134
.13	Street Frontage	§ 145.1	
.14	Awning	§ 136.1(a)	§ 790.20
.15	Canopy	§ 136.1(b)	§ 790.26
.16	Marquee	§ 136.1(c)	§ 790.58
.17	Street Trees	§ 143	
.20	Floor Area Ratio	§§ 123-124	§§ 102.8, 102.10
.21	Use Size [Non-Residential]	§ 121.2	§ 790.130
.22	Off-Street Parking, Commercial and Institutional	§ 151	§ 150
.23	Off-Street Freight Loading	§ 152	§ 150
.30	General Advertising Sign	§ 607.1(e)	§ 602.7
.31	Business Sign	§ 607.1(f)	§ 602.3
.32	Other Signs	§ 607.1(c), (d)-(g)	§§ 602.9, 602.17, 602.20
.91	Residential Density, Dwelling Units	§ 207.4	§ 207.1
.92	Residential Density, Group Housing	§ 208	§ 208
.93	Usable Open Space	§ 135(d)	§ 135
.94	Off-Street Parking, Residential	§ 151	§ 150

**SEC. 703.2. USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

A use is the specific purpose for which a property or building is used, occupied, maintained, or leased. Whether or not a use is permitted in a specific district is set forth or summarized and cross-referenced in Sections 710.1 through 730.95 of this Code for each district class.

(a) **Use Categories.** The uses, functions, or activities, which are permitted in each Neighborhood Commercial district class include those listed below by zoning control category and number and cross-referenced to the Code Section containing the definition.

<u>No.</u>	<u>Zoning Control Categories for Uses</u>	<u>Section Number of Use Definition</u>
.24	Outdoor Activity Area	§ 790.70
.25	Drive-Up Facility	§ 790.30
.26	Walk-Up Facility	§ 790.140
.27	Hours of Operation	§ 790.48
.38	Residential Conversion	§ 790.84
.39	Residential Demolition	§ 790.86

<u>No.</u>	<u>Zoning Control Categories for Uses</u>	<u>Section Number of Use Definition</u>
.40	Other Retail Sales and Services	§ 790.102
.41	Bar	§ 790.22
.42	Full-Service Restaurant	§ 790.92
.43	Fast Food Restaurant--Small	§ 790.90
.44	Fast Food Restaurant--Large	§ 790.91
.45	Take-Out Food	§ 790.122
.46	Movie Theater	§ 790.64
.47	Adult Entertainment	§ 790.36
.48	Other Entertainment	§ 790.38
.49	Financial Service	§ 790.110
.50	Limited Financial Service	§ 790.112
.51	Medical Service	§ 790.114
.52	Personal Service	§ 790.116
.53	Business or Professional Service	§ 790.108
.54	Massage Establishment	§ 790.60
.55	Tourist Hotel	§ 790.46
.56	Automobile Parking	§ 790.8
.57	Automotive Gas Station	§ 790.14
.58	Automotive Service Station	§ 790.17
.59	Automotive Repair	§ 790.15
.60	Automotive Wash	§ 790.18
.61	Automobile Sale or Rental	§ 790.12
.62	Animal Hospital	§ 790.6
.63	Ambulance Service	§ 790.2
.64	Mortuary	§ 790.62
.65	Trade Shop	§ 790.124
.66	Storage	§ 790.117
.70	Administrative Service	§ 790.106
.80	Hospital or Medical Center	§ 790.44
.81	Other Institutions	§ 790.50
.82	Public Use	§ 790.80
.90	Residential Use	§ 790.88
.95	Community Residential Parking	§ 790.10

(b) **Use Limitations.** The uses permitted in Neighborhood Commercial districts are either principal, conditional, accessory, or temporary uses as stated in this Section, and include those uses set forth or summarized and cross-referenced in the zoning control categories as listed in Paragraph (a) in Sections 710.1 through 729.95 of this Code for each district class.

1. **Permitted Uses.** All permitted uses shall be conducted within an enclosed building in Neighborhood Commercial districts, unless otherwise specifically allowed in this Code. Exceptions from this requirement are: uses which, when located outside of a building, qualify as an outdoor activity area, as defined in Section 790.70 of this Code; accessory off-street parking and loading and other uses listed below which function primarily as open-air uses, or which may be appropriate if located on an open lot, outside a building, or within a partially enclosed building, subject to other limitations of this Article 7 and other sections of this Code.

No.    Zoning Control Category

- .56 Automobile Parking
- .57 Automotive Gas Station
- .58 Automotive Service Station
- .60 Automotive Wash
- .61 Automobile Sale or Rental
- .81 Other Institutions (selected)
- .82 Public Use (selected)
- .95 Community Residential Parking

If there are two or more uses in a structure and none is classified below under Section 703.2(b)1.(C) of this Code as accessory, then each of these uses will be considered separately as independent principal, conditional or temporary uses.

**(A) Principal Uses.** Principal uses are permitted as of right in a Neighborhood Commercial district, when so indicated in Sections 710.1 through 729.95 of this Code for each district class.

**(B) Conditional Uses.** Conditional uses are permitted in a Neighborhood Commercial district when authorized by the City Planning Commission; whether a use is conditional in a given district is indicated in Sections 710.10 through 729.95. Conditional uses are subject to the provisions set forth in Sections 178, 179, and 316 through 316.8 of this Code.

**(C) Accessory Uses.** Subject to the limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and Loading as Accessory Uses) of this Code, a related minor use which is either necessary to the operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental and subordinate to any such use, shall be permitted as an accessory use when located on the same lot. Any use which does not qualify as an accessory use shall be classified as a principal or conditional use, unless it qualifies as a temporary use under Sections 205 through 205.2 of this Code.

No use will be considered accessory to a permitted principal or conditional use which involves or requires any of the following:

- (i) The use of more than 1/3 of the total floor area occupied by such use and the principal or conditional use to which it is accessory, except in the case of accessory off-street parking and loading;
- (ii) Any bar, restaurant, other entertainment, or any retail establishment which serves liquor for consumption on-site;

- (iii) Any take-out food use, except for a take-out food use which occupies 100 square feet or less (including the area devoted to food preparation and service and excluding storage and waiting areas) in a retail grocery or specialty food store;
- (iv) Any take-out food use except for a take-out food use operating as a minor and incidental use within a full service restaurant.
- (v) The wholesaling, manufacturing or processing of foods, goods, or commodities on the premises of an establishment which does not also use or provide for primarily retail sale such foods, goods or commodities at the same location where such wholesaling, manufacturing or processing takes place.

The foregoing rules shall not prohibit take-out food activity which operates in conjunction with a fast food restaurant. A fast food restaurant, by definition, includes take-out food as an accessory and necessary part of its operation.

**(D) Temporary Uses.** Temporary uses are permitted uses, subject to the provisions set forth in Section 205 of this Code.

## **2. Not Permitted Uses.**

- (A) Uses which are not specifically listed in this Article are not permitted unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1 of this Code or are determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this Code.
- (B) No use, even though listed as a permitted use, shall be permitted in a Neighborhood Commercial District which, by reason of its nature or manner of operation, creates conditions that are hazardous, noxious, or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.

**SEC. 709. GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROLS.**

Neighborhood Commercial district controls are set forth in the Zoning Control Tables in Sections 710.10 through 729.95, or referenced in Section 799 of this Code.

- (a) The first column in the Zoning Control Table, titled "No." provides a category number for each zoning control category.
- (b) The second column in the table, titled "Zoning Control Category," lists each zoning control category which is regulated in Article 7 of this Code.
- (c) The third column, titled "§ References," contains numbers of other sections in the Planning Code and other City codes, in which additional control provisions, including exceptions and definitions, where pertinent, are contained.
- (d) In the fourth column, the controls applicable to the various Neighborhood Commercial districts are indicated either directly or by reference to other Code sections which contain the controls.

The following symbols are used in this table:

- P -- Permitted as a principal use.
  - C -- Permitted as a conditional use, subject to the provisions set forth in Sections 178, 179, and 316 through 316.8 of this Code.
  - A blank space on the table or the symbol "NP" indicate that the use or feature is not permitted. Unless a use or feature is permitted or required as set forth in the Zoning Control Tables or in those sections referenced in Section 799 of this Code, such use or feature is prohibited, unless determined by the Zoning Administrator to be a permitted use pursuant to Section 307(a) of this Code.
  - # -- See specific provisions listed by Section and Zoning Category number at the end of the table.
  - 1st -- 1st story and below
  - 2nd -- 2nd story
  - 3rd+ -- 3rd story and above
- (e) At the end of each table, footnotes to zoning control categories marked with the symbol "#" provide additional controls and/or references for additional controls applicable to certain portions of districts as identified and/or referenced therein.

- (f) All uses, buildings and features in NC districts shall comply with all controls set forth for the district in which they are located. Where different controls conflict or overlap within the same NC district, the use, building or feature shall abide by the most restrictive of all controls. For example, in an NC-2 district, a residential unit on the second story is proposed for conversion into a business service. Residential conversions at the second story in an NC-2 district require conditional use authorization under Section 711.38, while business services at the second story in an NC-2 district are permitted as principal uses under Section 711.53. Following the most restrictive control, the applicant must obtain conditional use authorization and all other necessary permits in order to legally convert the residential unit to a business service.

**SEC. 710.1. NC-1--NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

NC-1 districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

These NC-1 districts are characterized by their location in residential neighborhoods, often in outlying areas of the city. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the city, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.

Building controls for the NC-1 district promote low intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is limited to 2,500 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late night activity; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

Housing development in new buildings is encouraged above the ground story in most districts. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.



**SEC. 710.**  
**NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT**  
**NC-1 ZONING CONTROL TABLE**

No.	Zoning Category	§ References	SEC. 710. NC-1 # Controls
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**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	Varies See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	
.16	Marquee	§ 790.58	
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	0.75 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)
.23	Off-Street Freight Loading	§§ 150, 153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152, 161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 11 p.m. C: 11 p.m. - 2 a.m.

			SEC. 710.
			NC-1
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)1
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P		
.41	Bar	§ 790.22	P #		
.42	Full-Service Restaurant	§ 790.92	P #		
.43	Small Fast Food Restaurant	§ 790.90	C #		
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122	C #		
.46	Movie Theater	§ 790.64			
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110			
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P		
.52	Personal Service	§ 790.116	P		
.53	Business or Professional Service	§ 790.108	P		
.54	Massage Establishment	§ 790.60 § 2700 Police Code			
.55	Tourist Hotel	§ 790.46			
.56	Automobile Parking	§§ 790.8,156,160	C		

			SEC. 710.		
			NC-1		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6			
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P		
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR NC-1 DISTRICTS**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 710.12 § 710.20 § 710.24 § 710.27 § 710.41 § 710.43 § 710.44 § 710.45 § 710.49 § 710.51 § 710.52 § 710.53 § 710.58 § 710.65 § 710.81 § 710.82 § 710.90 § 710.91 § 710.92 § 710.93 § 710.95	§ 780.1	<p><b>LAKESHORE PLAZA SPECIAL USE DISTRICT</b></p> <p><u>Boundaries:</u> Applicable only for the Lakeshore Plaza NC-1 District as mapped on Sectional Map 13 SU</p> <p><u>Controls:</u> Special controls on commercial floor area, various features and uses, and residential standards</p>
§ 710.41 § 710.42		<p><u>Boundaries:</u> All NC-1 Districts</p> <p><u>Controls:</u> P if located more than one-quarter mile from any NC district with more restrictive controls; otherwise, same as more restrictive control</p>
§ 710.43 § 710.44 § 710.45		<p><u>Boundaries:</u> All NC-1 Districts</p> <p><u>Controls:</u> C if located more than one-quarter mile from any NC district with more restrictive controls; otherwise, same as more restrictive control</p>
§ 710.42 § 710.43 § 710.44	§ 781.1	<p><b>TARAVAL STREET RESTAURANT AND FAST FOOD SUB-DISTRICT</b></p> <p><u>Boundaries:</u> Applicable only for the two Taraval Street NC-1 districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5 SU</p> <p><u>Controls:</u> Full-Service Restaurants and Small Fast Food Restaurants are C; Large Fast Food Restaurants are NP</p>

**SEC. 711.1. NC-2—SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

The NC-2 district is intended to serve as the city's small-scale neighborhood commercial district. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 districts are commonly located along both collector and arterial streets which have transit routes.

These districts range in size from two or three blocks to many blocks, although the commercial development in longer districts may be interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings.

The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking, entertainment, and financial service uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

**SEC. 711.  
SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT  
NC-2 ZONING CONTROL TABLE**

			SEC. 711.
			NC-2
No.	Zoning Category	§ References	Controls

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	Generally, 40-X See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 9999 sq.ft., C 10,000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.75 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 3499 sq.ft., C 3500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 711.
			NC-2
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(e)1
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22	P		
.42	Full-Service Restaurant	§ 790.92	P #		
.43	Small Fast Food Restaurant	§ 790.90	P #		
.44	Large Fast Food Restaurant	§ 790.91	C #		
.45	Take-Out Food	§ 790.122	C		
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	P		
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

SEC. 711.		
NC-2		
Controls by Story		

No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14	C		
.58	Automotive Service Station	§ 790.17	C		
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P #	C #	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C



**SPECIFIC PROVISIONS FOR NC-2 DISTRICTS**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>
<p>§ 711.42 § 711.43 § 711.44</p>	<p>§ 781.1</p>	<p><b><i>TARAVAL STREET RESTAURANT AND FAST FOOD SUB-DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for the Taraval Street NC-2 district between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU</p> <p><u>Controls:</u> Full-Service Restaurants and Small Fast Food Restaurants are C; Large Fast Food Restaurants are NP</p>
<p>§ 711.42 § 711.43 § 711.44</p>	<p>§ 781.2</p>	<p><b><i>IRVING STREET RESTAURANT AND FAST FOOD SUB-DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for the portion of the Irving Street NC-2 district between 19th and 27th Avenues as mapped on Sectional Map 5 SU</p> <p><u>Controls:</u> Small Fast Food Restaurants are C; Full-Service Restaurants and Large Fast Food Restaurants are NP</p>
<p>§ 711.43 § 711.44</p>	<p>§ 781.3</p>	<p><b><i>OCEAN AVENUE FAST FOOD SUB-DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for the Ocean Avenue NC-2 District from Manor Drive to Phelan Avenue as mapped on Sectional Map 12 SU</p> <p><u>Controls:</u> Small Fast Food Restaurants and Large Fast Food Restaurants are NP</p>
<p>§ 711.65</p>	<p>§ 236</p>	<p><b><i>GARMENT SHOP SPECIAL USE DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for the portion of the Pacific Avenue NC-2 District east of Hyde Street as mapped on Sectional Map 1 SU<sup>a</sup></p> <p><u>Controls:</u> Garment Shops are P at the 1st and 2nd stories</p>

**SEC. 712.1. NC-3—MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

NC-3 districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 districts are linear districts located along heavily-trafficked thoroughfares which also serve as major transit routes.

NC-3 districts include some of the longest linear commercial streets in the city, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately-scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NC-3 district, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

**SEC. 712.**  
**MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT**  
**NC-3 ZONING CONTROL TABLE**

			SEC. 712.
			NC-3
No.	Zoning Category	§ References	Controls

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	Generally, 40-X See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 9999 sq.ft., C 10,000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8,102.10, 123	3.6 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	No Limit

			SEC. 712.
			NC-3
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	P # § 607.1(e)2
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P # § 607.1(f)3
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P # § 607.1(c)(d)(g)

			Controls by Story		
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	P
.41	Bar	§ 790.22	P	P	
.42	Full-Service Restaurant	§ 790.92	P	P	
.43	Small Fast Food Restaurant	§ 790.90	P #	P #	
.44	Large Fast Food Restaurant	§ 790.91	C #	C #	
.45	Take-Out Food	§ 790.122	C	C	
.46	Movie Theater	§ 790.64	P	P	
.47	Adult Entertainment	§ 790.36	C	C	
.48	Other Entertainment	§ 790.38	P	P	
.49	Financial Service	§ 790.110	P	P	
.50	Limited Financial Service	§ 790.112	P	P	
.51	Medical Service	§ 790.114	P	P	P
.52	Personal Service	§ 790.116	P	P	P
.53	Business or Professional Service	§ 790.108	P	P	P
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C	C	
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

			SEC. 712.		
			NC-3		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14	C		
.58	Automotive Service Station	§ 790.17	C		
.59	Automotive Repair	§ 790.15	C	C	
.60	Automotive Wash	§ 790.18	C		
.61	Automobile Sale or Rental	§ 790.12	C		
.62	Animal Hospital	§ 790.6	C	C	
.63	Ambulance Service	§ 790.2	C		
.64	Mortuary	§ 790.62	C	C	C
.65	Trade Shop	§ 790.124	P	C	C
.66	Storage	§ 790.117	C	C	C

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106	C	C	C
.80	Hospital or Medical Center	§ 790.44	C	C	C
.81	Other Institutions	§ 790.50	P	P	P
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR NC-3 DISTRICTS**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>
§ 712.30 § 712.31 § 712.32	§ 608.8	<p><b><i>MARKET STREET SPECIAL SIGN DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for the portion of the Market Street NC-3 District from Franklin to Octavia Streets as mapped on Sectional Map SSD</p> <p><u>Controls:</u> Special restrictions and limitations for signs</p>
§ 712.30 § 712.31 § 712.32	§ 608.10	<p><b><i>UPPER MARKET STREET SPECIAL SIGN DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for the portion of the Market Street NC-3 District from Octavia to Church Streets as mapped on Sectional Map SSD</p> <p><u>Controls:</u> Special restrictions and limitations for signs</p>
§ 712.44	§ 781.4	<p><b><i>GEARY BOULEVARD FAST FOOD SUB-DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU</p> <p><u>Controls:</u> Large Fast Food Restaurants are NP</p>
§ 712.43 § 712.44	§ 781.5	<p><b><i>MISSION STREET FAST FOOD SUB-DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for the portion of the Mission Street NC-3 District between 14th and 28th Avenues as mapped on Sectional Map 7 SU</p> <p><u>Controls:</u> Small Fast Food Restaurants are C; Large Fast Food Restaurants are NP</p>

**SEC. 713.1. NC-S—NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.**

NC-S districts are intended to serve as small shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers. They commonly contain at least one anchor store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually is intended to serve the immediate and nearby neighborhoods. These districts encompass some of the most recent (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative to the linear shopping street.

Shopping centers and supermarket sites contain mostly one-story buildings which are removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists primarily of trips between the parking lot and the stores on-site. Ground and second stories are devoted to retail sales and some personal services and offices.

The NC-S standards and use provisions allow for medium-size commercial uses in low-scale buildings. Rear yards are not required for new development. Most neighborhood-serving retail businesses are permitted at the first and second stories, but limitations apply to fast-food restaurants and take-out food uses. Some auto uses are permitted at the first story. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is permitted. Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions.

**SEC. 713.  
NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT  
NC-S ZONING CONTROL TABLE**

			SEC. 713.
			NC-S
No.	Zoning Category	§ References	Controls

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	Generally, 40-X See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	Not Applicable
.12	Rear Yard	§§ 130,134,136	Not Required
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.0 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P/C § 145.2(a)
.25	Drive-Up Facility	§ 790.30	C
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.



			SEC. 713.
			NC-S
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(e)1
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
		§ 790.118	1st	2nd	3rd +
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22	P	P	
.42	Full-Service Restaurant	§ 790.92	P	P	
.43	Small Fast Food Restaurant	§ 790.90	P	P	
.44	Large Fast Food Restaurant	§ 790.91	C	C	
.45	Take-Out Food	§ 790.122	C	C	
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	P	P	
.49	Financial Service	§ 790.110	P	P	
.50	Limited Financial Service	§ 790.112	P	P	
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C	C	
.55	Tourist Hotel	§ 790.46			
.56	Automobile Parking	§§ 790.8,156,160	P	P	

			SEC. 713.		
			NC-S		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14	C		
.58	Automotive Service Station	§ 790.17	P		
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18	C		
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C	C	
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62	C	C	
.65	Trade Shop	§ 790.124	P	P	
.66	Storage	§ 790.117	C	C	

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106	C	C	
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	P	
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 714.1. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Broadway Neighborhood Commercial district, located in the northeast quadrant of San Francisco, extends along Broadway from west of Columbus Avenue to slightly east of Osgood Place. It is part of a larger commercial area which includes North Beach to the north, Chinatown to the south and west, and Jackson Square to the southeast.

Broadway's fame and popularity as a citywide and regional entertainment district is derived from a concentration of nightclubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery Street. These places attract locals and visitors alike, mainly in the evening and late night hours. In addition to the entertainment and some retail businesses, Broadway contains many upper-story residential hotels. Due to its proximity to downtown, there is strong pressure to develop upper-story offices.

The Broadway district controls are designed to encourage development that is compatible with the existing moderate building scale and mixed-use character, and maintain the district's balance of entertainment uses, restaurants, and small-scale retail stores. New buildings exceeding 40 feet in height will be carefully reviewed and rear yards at residential levels are protected. Most commercial uses in new buildings are permitted at the first two stories. Neighborhood-serving business are strongly encouraged. In order to protect the livability of the area, limitations apply to new fast-food restaurants, take-out food and adult entertainment uses at the first and second stories, as well as late night activity. Financial services are allowed on the ground story subject to certain limitations. Non-retail offices are prohibited in order to prevent encroachment of the adjoining downtown office uses. Due to the high traffic volume on Broadway, most automobile and drive-up uses are prohibited in order to prevent further traffic congestion. Parking garages are permitted if their ingress and egress do not disrupt the traffic flow on Broadway.

Housing development in new buildings is encouraged above the second story. Existing housing is protected by limitations on demolitions and upper-story conversions.

**SEC. 714.  
BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 714.
			Broadway
No.	Zoning Category	§ References	Controls

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	P up to 40 ft. C 40 to 65 ft. # § 253.1
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8,102.10, 123	2.0 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2999 sq.ft., C 3000 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 714.
			Broadway
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(e)2
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)3
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22	P	P	
.42	Full-Service Restaurant	§ 790.92	P	P	
.43	Small Fast Food Restaurant	§ 790.90	C	C	
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122	C	C	
.46	Movie Theater	§ 790.64	P	P	
.47	Adult Entertainment	§ 790.36	C	C	
.48	Other Entertainment	§ 790.38	P	P	
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	C	
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

SEC. 714.					
Broadway					
Controls by Story					
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P #	C #	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 400 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>
§ 714.10	§ 253.1	<p><b><i>65-A-1 HEIGHT AND BULK DISTRICT</i></b></p> <p><b><i><u>Boundaries:</u></i></b> Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map 1H</p> <p><b><i><u>Controls:</u></i></b> Building Height and Bulk Limits are P up to 40 feet; C between 40 feet and 65 feet</p>
§ 714.65	§ 236	<p><b><i>GARMENT SHOP SPECIAL USE DISTRICT</i></b></p> <p><b><i><u>Boundaries:</u></i></b> Applicable only for the portion of the Broadway NCD as mapped on Sectional Map 1 SUA</p> <p><b><i><u>Controls:</u></i></b> Garment Shops are P at the 1st and 2nd stories</p>

**SEC. 715.1. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Castro Street district is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of gay-oriented bars and restaurants, as well as several specialty clothing and gift stores. The district also supports a number of offices in converted residential buildings.

The Castro Street district controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls prohibit additional eating and drinking establishments and permit with certain limitations new late-night commercial uses, ground-story adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses.

Housing development in new buildings is encouraged above the second story. Existing housing units are protected by limitations on demolitions and upper-story conversions.



**SEC. 715.  
CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 715.
			Castro Street
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	40-X, 65-B See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8,102.10, 123	2.5 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 715.		
			Castro Street		
No.	Zoning Category	§ References	Controls		
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609			
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P # § 607.1(f)2		
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P # § 607.1(c)(d)(g)		

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Small Fast Food Restaurant	§ 790.90			
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122			
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36	C		
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	P	C
.52	Personal Service	§ 790.116	P	P	C
.53	Business or Professional Service	§ 790.108	P	P	C
.54	Massage Establishment	§ 790.60 § 2700 Police Code	P	C	
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

			SEC. 715.		
			Castro Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P	C	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>
§ 715.31 § 715.32	§ 608.10	<i>UPPER MARKET STREET SPECIAL SIGN DISTRICT</i>  <i><u>Boundaries:</u></i> Applicable only for the portions of the Castro Street NCD as mapped on Sectional Map SSD  <i><u>Controls:</u></i> Special restrictions and limitations for signs

**SEC. 716.1. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Inner Clement Street commercial district is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond district of northwest San Francisco. The district provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial street in San Francisco, drawing customers from throughout the city and region. There are also a significant number of professional, realty, and business offices as well as financial institutions. The pleasant pedestrian character of the district is derived directly from the intensely active retail frontage on Clement Street.

The Inner Clement Street district controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that supports the district's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and protect adjacent residential livability. These controls prohibit additional eating and drinking establishments and financial services, and limit late-night commercial uses and ground-story entertainment uses. In order to maintain the street's active retail frontage, controls also prohibit most new automobile and drive-up uses.

Housing development is encouraged in new buildings above the ground story. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions.

**SEC. 716.  
INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 716.
			Inner Clement Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	40-X
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.75 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 716.
			Inner Clement Street
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Small Fast Food Restaurant	§ 790.90			
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122			
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110			
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

SEC. 716.		
Inner Clement Street		
Controls by Story		

No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P	C	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C



**SEC. 717.1. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Outer Clement Street Neighborhood Commercial district is located on Clement Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District. The shopping area contains small-scale convenience businesses, as well as many restaurants and a movie theater. The district's restaurants serve a neighborhood and citywide clientele during the evening hours, while convenience shopping uses cater for the most part to daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings with some fully-commercial and fully-residential buildings interspersed between them.

The Outer Clement Street district controls are designed to promote development that is in keeping with the district's existing small-scale, mixed-use character. The building standards monitor large-scale development and protect rear yards at all levels. Future commercial growth is directed to the ground story in order to promote more continuous and active retail frontage. Additional eating and drinking establishments are prohibited, while ground-story entertainment and financial service uses are monitored in order to limit the problems of traffic, congestion, noise and late-night activity associated with such uses and to protect existing neighborhood-serving businesses. Other controls restricting late-night activity, hotels, automobile uses, and drive-up facilities are designed to preserve the low-intensity character of the district.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions.

**SEC. 717.  
OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 717.
			Outer Clement Street
No.	Zoning Category	§ References	Controls

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	40-X
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.0 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 11 p.m. C: 11 p.m. - 2 a.m.

			SEC. 717.
			Outer Clement Street
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P		
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Small Fast Food Restaurant	§ 790.90			
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122			
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P		
.52	Personal Service	§ 790.116	P		
.53	Business or Professional Service	§ 790.108	P		
.54	Massage Establishment	§ 790.60 § 2700 Police Code			
.55	Tourist Hotel	§ 790.46			
.56	Automobile Parking	§§ 790.8,156,160	C	C	

			SEC. 717.		
			Outer Clement Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P		
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 718.1. UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Upper Fillmore Street Neighborhood Commercial district is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active during both day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores.

The Upper Fillmore district controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. Building standards regulate large lot and use development and protect rear yards above the ground story and at residential levels. Most commercial uses are permitted at the first two stories of new buildings. Special controls are designed to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, additional eating and drinking establishments are prohibited and ground-story entertainment and financial service uses are limited. In order to promote continuous retail frontage, drive-up and most automobile uses are prohibited.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

**SEC. 718.**  
**UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
**ZONING CONTROL TABLE**

			SEC. 718.
			Upper Fillmore Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	40-X
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.75 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 718.		
			Upper Fillmore Street		
No.	Zoning Category	§ References	Controls		
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609			
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2		
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)		

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Small Fast Food Restaurant	§ 790.90			
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122			
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

			SEC. 718.		
			Upper Fillmore Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P		
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C



**SEC. 719.1. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

Northwest of the city's geographical center, the Haight Street Neighborhood Commercial district is located in the Haight-Ashbury neighborhood, extending along Haight Street between Stanyan and Central Avenue, including a portion of Stanyan Street between Haight and Beulah. The shopping area provides convenience goods and services to local Haight-Ashbury residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by city residents for its eating, drinking, and entertainment places. Numerous housing units establish the district's mixed residential-commercial character.

The Haight Street district controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The building standards regulate large-lot and use development and protect rear yards above the ground story and at residential levels. To promote the prevailing mixed-use character, most commercial uses are directed primarily to the ground story with some upper-story restrictions in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving commercial uses and regulate the more intensive commercial uses which can generate congestion and nuisance problems, special controls prohibit additional eating and drinking uses, restrict expansion and intensification of existing eating and drinking establishments, and limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses protect the district's continuous retail frontage.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions.

**SEC. 719.  
HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 719.
			Haight Street
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	40-X
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.5 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 719.
			Haight Street
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1, 608.2	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Small Fast Food Restaurant	§ 790.90			
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122			
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114		C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

			SEC. 719.		
			Haight Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P		
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 720.1. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Hayes-Gough Neighborhood Commercial district is located within walking distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern tip resting at Lily Street. This mixed-use commercial district contains a limited range of retail commercial activity, which primarily caters to the immediate needs of the neighborhood. The few comparison goods that it does provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types of retail activity are limited.

The Hayes-Gough district controls are designed to allow for growth and expansion that is compatible with the existing building and use scale. Building standards protect the moderate building and use size and require rear yards at residential levels. To maintain the mixed-use character of the district, most commercial uses are permitted at the first and second stories and housing is strongly encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial activity, but restrict certain sensitive and problematic uses, eating and drinking, entertainment and financial service uses are directed to the ground story. Retail sales activity, especially neighborhood-serving businesses, is further promoted by restricting new ground-story medical, business and professional offices. To protect continuous frontage, drive-up and most automobile uses are prohibited.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

**SEC. 720.  
HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 720.
			Hayes-Gough
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	50-X, 65-A See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 9999 sq.ft., C 10,000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
.20	Floor Area Ratio	§§ 102.8,102.10, 123	2.5 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2999 sq.ft., C 3000 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 720.
			Hayes-Gough
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22	P		
.42	Full-Service Restaurant	§ 790.92	P		
.43	Small Fast Food Restaurant	§ 790.90	P		
.44	Large Fast Food Restaurant	§ 790.91	C		
.45	Take-Out Food	§ 790.122	C		
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	C	P	C
.52	Personal Service	§ 790.116	P	P	C
.53	Business or Professional Service	§ 790.108	C	P	C
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

SEC. 720.					
Hayes-Gough					
Controls by Story					
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P	C	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 400 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C



**SEC. 721.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Upper Market Street Neighborhood Commercial district, on Market Street from Church to Castro, and on side streets off Market, is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street district as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions.

**SEC. 721.  
UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 721.
			Upper Market Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	40-X, 50-X, 65-B, 80-B See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 9999 sq.ft., C 10,000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
.20	Floor Area Ratio	§§ 102.8,102.10, 123	2.5 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2999 sq.ft., C 3000 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 721.
			Upper Market Street
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 264,602-604 608.1-.10,609	
.31	Business Sign	§§ 264,602-604 608.1-.10,609	P # § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P # § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	C		
.43	Small Fast Food Restaurant	§ 790.90	C		
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122	C		
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	P	C
.52	Personal Service	§ 790.116	P	P	C
.53	Business or Professional Service	§ 790.108	P	P	C
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C	C	
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

SEC. 721.					
Upper Market Street					
Controls by Story					
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P	C	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 400 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR UPPER MARKET STREET NEIGHBORHOOD  
COMMERCIAL DISTRICT**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>
§ 721.31 § 721.32	§ 608.10	<p><b><i>UPPER MARKET STREET SPECIAL SIGN DISTRICT</i></b></p> <p><b><i><u>Boundaries:</u></i></b> Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD</p> <p><b><i><u>Controls:</u></i></b> Special restrictions and limitations for signs</p>

**SEC. 722.1. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

The North Beach Neighborhood Commercial district is a non-linear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Nob Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving convenience stores and citywide specialty businesses has shifted gradually, as some convenience stores have been replaced by bakeries, ice cream parlors, and restaurants. The proliferation of financial services has also upset the district's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

The North Beach district controls are designed to ensure the livability and attractiveness of North Beach. Building standards limit new development to a small to moderate scale. New buildings which exceed 40 feet in the 65-foot height district will be carefully reviewed, and rear yards are protected above the ground story and at residential levels. Most new commercial development is permitted at the first two stories. Small-scale, neighborhood-serving businesses are strongly encouraged. Special controls limit additional ground-story eating and drinking, entertainment, and business and professional office uses. Financial services are prohibited from locating in the portion of the district south of Union Street, while new financial services locating in the portion of the district north of Union Street are limited. Restrictions on automobile and drive-up uses are intended to promote continuous retail frontage and maintain residential livability.

In keeping with the district's existing mixed-use character, housing development in new buildings is encouraged above the second story. Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions.

**SEC. 722.  
NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 722.
			North Beach
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	P up to 40 ft. C 41 to 65 ft. # § 253.1
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.75 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 722.
			North Beach
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	C		
.43	Small Fast Food Restaurant	§ 790.90	C		
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122	C		
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	C/NP #		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	C	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C



			SEC. 722.		
			North Beach		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P #	C #	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 400 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>
§ 722.10	§ 253.1	<p><b><i>65-A-1 HEIGHT AND BULK DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable for portions of the North Beach NCD as mapped on Sectional Map 1H</p> <p><u>Controls:</u> Building Height and Bulk Limits are P up to 40 feet; C between 41 feet and 65 feet</p>
§ 722.49	§ 780.3	<p><b><i>NORTH BEACH FINANCIAL SERVICE SUB-DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for portions of the North Beach NCD south of Union Street as mapped on Sectional Map 1 SU<sup>a</sup></p> <p><u>Controls:</u> Financial Services are NP at all stories</p>
§ 722.65	§ 236	<p><b><i>GARMENT SHOP SPECIAL USE DISTRICT</i></b></p> <p><u>Boundaries:</u> Applicable only for the portion of the North Beach NCD as mapped on Sectional Map No. 1 SU<sup>a</sup></p> <p><u>Controls:</u> Garment Shops are P at the 1st and 2nd stories</p>

**SEC. 723.1. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street Neighborhood Commercial district extends for a mile as a north-south linear strip, and includes a portion of Larkin Street between Post and California Streets. Polk Street's dense mixed-use character consists of buildings with residential units above ground-story commercial use. The district has an active and continuous commercial frontage along Polk Street for almost all of its length. Larkin Street and side streets in the district have a greater proportion of residences than Polk Street itself. The district provides convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well as some automobile uses, which serve a broader trade area. Commercial uses also include offices, as well as movie theaters, restaurants, and bars which keep the district active into the evening.

The Polk Street district controls are designed to encourage and promote development which is compatible with the surrounding neighborhood. The building standards monitor large-scale development and protect rear yards at residential levels. Consistent with Polk Street's existing mixed-use character, new buildings may contain most commercial uses at the first two stories. The controls encourage neighborhood-serving businesses, but limit new ground-story eating, drinking, other entertainment, and financial service uses, which can produce parking congestion, noise and other nuisances or displace other types of local-serving convenience goods and services. They also prohibit new adult entertainment uses. Restrictions on drive-up and most automobile uses protect the district's continuous retail frontage and prevent further traffic congestion.

Housing development in new buildings is encouraged above the second story, especially in the less intensely developed portions of the district along Larkin Street. Existing housing units are protected by limitations on demolitions and upper-story conversions.

**SEC. 723.  
POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 723.
			Polk Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	65-A, 80-A, 130-E See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 9999 sq.ft., C 10,000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at residential levels only § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
.20	Floor Area Ratio	§§ 102.8,102.10, 123	2.0 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2999 sq.ft., C 3000 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 723.
			Polk Street
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P	C	
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	C		
.43	Small Fast Food Restaurant	§ 790.90	C		
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122	C		
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	P	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

SEC. 723.					
Polk Street					
Controls by Story					
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P	C	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 400 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 140 sq.ft. lot area § 208		
.93	Usable Open Space [Per Residential Unit]	§§ 135,136	Generally, either 60 sq.ft. if private, or 80 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 724.1. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

Located in the Presidio Heights neighborhood in north-central San Francisco, the Sacramento Street Neighborhood Commercial district functions as a small-scale linear shopping area. It extends along Sacramento Street between Lyon and Spruce. Interspersed among residential buildings and garages, the district's daytime-oriented retail stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons, which attract customers from a wider trade area. Its numerous medical and business offices draw clients from throughout the city. Evening activity in the district is limited to one movie theater, a few restaurants, and some stores near Presidio Avenue.

The Sacramento Street district controls are designed to promote adequate growth opportunities for development that is compatible with the surrounding low-density residential neighborhood. The building standards monitor large-scale development and protect rear yards at the grade level and above. Most new commercial development is permitted at the first story; general retail and service uses are permitted at the second story only where no housing is converted. Special controls are designed to protect existing neighborhood-serving ground-story retail uses. Medical and business office growth is directed to the second story, while restricted at the ground story. Limits on new ground-story eating and drinking uses, as well as new entertainment and financial service uses, are intended to minimize the environmental impacts generated by the growth of such uses. New hotels and parking facilities are limited in scale and operation to minimize disruption to the neighborhood. The daytime orientation of the district is encouraged by restricting late-night commercial activity. Most new automobile and drive-up uses are prohibited to promote continuous retail frontage.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions.

**SEC. 724.  
SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 724.
No.	Zoning Category	§ References	Sacramento Street Controls

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	40-X
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.5 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 12 a.m. C: 12 a.m. - 2 a.m.



			SEC. 724.
			Sacramento Street
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	C		
.43	Small Fast Food Restaurant	§ 790.90	C		
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122	C		
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114		P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	C	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code			
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

			SEC. 724.		
			Sacramento Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P	C	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 725.1. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Union Street commercial district is located in northern San Francisco between the Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard. The shopping area provides limited convenience goods for the residents of sections of the Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately surrounding the street. Important aspects of Union Street's business activity are eating and drinking establishments and specialty shops whose clientele comes from a wide trade area. There are also a significant number of professional, realty, and business offices. Many restaurants and bars as well as the district's two movie theaters are open into the evening hours, and on weekends the street's clothing, antique stores and galleries do a vigorous business.

The Union Street district controls are designed to provide sufficient growth opportunities for commercial development that is in keeping with the existing scale and character, promote continuous retail frontage, and protect adjacent residential livability. Small-scale buildings and neighborhood-serving uses are promoted, and rear yards above the ground story and at all residential levels are protected. Most commercial development is permitted at the first two stories of new buildings, while retail service uses are monitored at the third story and above. Controls are necessary to preserve the remaining convenience businesses and to reduce the cumulative impacts which the growth of certain uses have on neighborhood residents. Such controls prohibit additional eating and drinking establishments and limit ground-story entertainment and financial service uses. Most automobile and drive-up uses are prohibited in order to maintain continuous retail frontage and minimize further traffic congestion.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

**SEC. 725.  
UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 725.
			Union Street
No.	Zoning Category	§ References	Controls

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X
.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	2.5 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)
.23	Off-Street Freight Loading	§§ 150, 153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152, 161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 725.		
			Union Street		
No.	Zoning Category	§ References	Controls		
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609			
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2		
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)		

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P	C	C
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Small Fast Food Restaurant	§ 790.90			
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122			
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	P	C
.52	Personal Service	§ 790.116	P	P	C
.53	Business or Professional Service	§ 790.108	P	P	C
.54	Massage Establishment	§ 790.60 § 2700 Police Code			
.55	Tourist Hotel	§ 790.46	C	C	C
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

			SEC. 725.		
			Union Street		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P	C	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 726.1. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Valencia Street commercial district is located near the center of San Francisco in the Mission District. It lies along Valencia Street between 14th and Army Street, and includes a portion of 16th Street extending west towards Dolores Street. The commercial area provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale home furnishings and appliance outlets. The commercial district also has several automobile-related businesses and large light manufacturing operations. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. A number of upper-story professional and business offices are located in the district, some in converted residential units.

The Valencia Street district has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. In order to protect the balance and variety of retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some automobile uses, and new non-retail commercial uses.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions.

**SEC. 726.  
VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 726.
			Valencia Street
No.	Zoning Category	§ References	Controls

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11, 105, 106, 250-252, 260, 270, 271	40-X, 50-X See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9999 sq.ft., C 10,000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8, 102.10, 123	1.75 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2999 sq.ft., C 3000 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151, 161(g)
.23	Off-Street Freight Loading	§§ 150, 153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152, 161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.



			SEC. 726.
			Valencia Street
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	P		
.43	Small Fast Food Restaurant	§ 790.90	P		
.44	Large Fast Food Restaurant	§ 790.91	C		
.45	Take-Out Food	§ 790.122	C		
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

SEC. 726.					
Valencia Street					
Controls by Story					
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17	C		
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P	C	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 727.1. 24TH STREET–MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.**

The 24th Street–Mission Neighborhood Commercial district is situated in the Inner Mission district on 24th Street between Bartlett Street and San Bruno Avenue. This mixed–use district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin American restaurants, grocery stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open during the day while the district's bars, restaurants, and movie theater are also active in the evening. Dwelling units are frequently located above the ground–story commercial uses.

The 24th Street–Mission district controls are designed to provide potential for new development consistent with the existing scale and character. Small–scale buildings and neighborhood–serving uses are encouraged, and rear yard corridors above the ground story and at residential levels are protected. Most commercial uses are encouraged at the ground story, while service uses are permitted with some limitations at the second story. Special controls are necessary to preserve the unique mix of convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, new bars and fast–food restaurants are prohibited, and limitations apply to the development and operation of ground–story full–service restaurants, take–out food and entertainment uses. Continuous retail frontage is maintained and encouraged by prohibiting most automobile and drive–up uses.

Housing development in new buildings is encouraged above the ground story. Existing housing units are protected by prohibitions on upper–story conversions and limitations on demolitions.

**SEC. 727.  
24TH STREET-MISSION NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 727.
			24th Street-Mission
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>

**BUILDING STANDARDS**

.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	40-X, 50-X, 105-E See Zoning Map
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at the second story and above and at all residential levels § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.75 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

			SEC. 727.
			24th Street-Mission
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1-.10,609	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P		
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92	C		
.43	Small Fast Food Restaurant	§ 790.90	C		
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122	C		
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	P		
.50	Limited Financial Service	§ 790.112	P		
.51	Medical Service	§ 790.114	P	C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

SEC. 727.					
24th Street-Mission					
Controls by Story					
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15	C		
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P		
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 728.1. 24TH STREET-NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.**

The 24th Street-*Noe Valley Neighborhood Commercial* district is situated along 24th Street between Chattanooga and Diamond in the *Noe Valley* neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The 24th Street-*Noe Valley* district controls are designed to allow for development that is compatible with the existing small-scale, mixed-use neighborhood commercial character and surrounding residential area. The small scale of new buildings and neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are protected. Most commercial uses are directed to the ground story and limited at the second story of new buildings. In order to maintain the variety and mix of retail sales and services along the commercial strip and to control the problems of traffic, congestion, noise and late-night activity, certain potentially troublesome commercial uses are regulated. Additional eating and drinking establishments are prohibited, and ground-story entertainment and financial service uses are restricted to and at the ground story. Prohibitions on drive-up and most automobile uses help prevent additional traffic and parking congestion.

Housing development in new buildings is encouraged above the ground story. Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions.

**SEC. 728.  
24TH STREET-NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 728.
			24th Street-Noe Valley
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	40-X
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.5 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.



			SEC. 728.
			24th Street-Noe Valley
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1, 608.2	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
.41	Bar	§ 790.22			
.42	Full-Service Restaurant	§ 790.92			
.43	Small Fast Food Restaurant	§ 790.90			
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122			
.46	Movie Theater	§ 790.64	P		
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38	C		
.49	Financial Service	§ 790.110	C		
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	P	C	
.52	Personal Service	§ 790.116	P	C	
.53	Business or Professional Service	§ 790.108	P	C	
.54	Massage Establishment	§ 790.60 § 2700 Police Code	C		
.55	Tourist Hotel	§ 790.46	C	C	
.56	Automobile Parking	§§ 790.8,156,160	C	C	C

			SEC. 728.		
			24th Street-Noe Valley		
			Controls by Story		
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17			
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P	C	
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P	C	C
.82	Public Use	§ 790.80	C	C	C

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	P
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1,790.88(b)	Generally, 1 bedroom per 210 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 80 sq.ft. if private, or 100 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 729.1. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

Located in the southwestern part of the city, the West Portal Avenue Neighborhood Commercial district stretches for three long blocks along West Portal Avenue from Ulloa Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding West of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is interrupted at several locations by large-scale financial institutions which take up a large amount of commercial ground-story frontage. More than half of the number of medical, professional and business offices are located at the ground level. Except for one three-movie theater complex, West Portal offers no entertainment uses and its restaurants are mainly family-oriented.

The West Portal Avenue district controls are designed to preserve the existing family-oriented, village character of West Portal Avenue. The building standards limit building heights to 26 feet and two stories and maintain the existing pattern of rear yards at the ground level and above. The height, bulk and design of new development, especially on large lots, should respect the small-scale character of the district and its surrounding residential neighborhoods. Lot mergers creating large lots are discouraged. Individual non-residential uses require conditional use permits above 2500 square feet and are restricted to 4000 square feet as an absolute limit to conform with the existing small use sizes in the district.

Special controls on commercial uses are designed to protect the existing mix of ground-story retail uses and prevent further intensification and congestion in the district. No new financial services are permitted. Because the district and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food generally are discouraged: any proposed new establishment should be carefully reviewed to ensure that it is neighborhood-serving and family-oriented, and will not involve high-volume take-out food or generate traffic, parking, or litter problems. Fast-food restaurants are prohibited. Medical, business or professional services are permitted at the first two stories, but additional ground-story locations are to be closely monitored to ensure that the current balance between retail and office uses is maintained. Existing service stations are encouraged to continue operating, but changes in their size, operation, or location are subject to review. Other automotive uses are prohibited. The neighborhood-oriented, retail character of the district is further protected by prohibiting hotels and non-retail uses. The daytime orientation of the district is maintained by prohibitions of entertainment uses and late-night commercial operating hours.

Housing development is limited. Existing residential units are protected by limitations on demolition and prohibition of upper-story conversions; new construction is to be carefully reviewed to ensure appropriate scale, design and compatibility with adjacent development.

**SEC. 729.  
WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			SEC. 729.
			West Portal Avenue
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.11,105, 106,250-252,260, 270,271	26-X
.11	Lot Size <i>[Per Development]</i>	§§ 790.56,121.1	P up to 4999 sq.ft., C 5000 sq.ft. & above § 121.1
.12	Rear Yard	§§ 130,134,136	Required at grade level and above § 134(a)(e)
.13	Street Frontage		Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)
.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
.20	Floor Area Ratio	§§ 102.8,102.10, 123	1.5 to 1 § 124(a)(b)
.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2499 sq.ft., C 2500 to 3999 sq.ft., NP 4000 sq.ft. & above § 121.2
.22	Off-Street Parking, Commercial and Institutional	§§ 150,153-157, 159-160,204.5	Generally, none required if occupied floor area is less than 5000 sq.ft. §§ 151,161(g)
.23	Off-Street Freight Loading	§§ 150,153-155 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft. §§ 152,161(b)
.24	Outdoor Activity Area	§ 790.70	P in front; C elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30	
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C otherwise § 145.2(b)
.27	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m.

			SEC. 729.
			West Portal Avenue
No.	Zoning Category	§ References	Controls
.30	General Advertising Sign	§§ 262,602-604, 608.1-.10,609	
.31	Business Sign	§§ 262,602-604, 608.1-.10,609	P § 607.1(f)2
.32	Other Signs	§§ 262,602-604, 608.1, 608.2	P § 607.1(c)(d)(g)

			Controls by Story		
			1st	2nd	3rd +
		§ 790.118			
.38	Residential Conversion	§ 790.84	P		
.39	Residential Demolition	§ 790.86	C	C	C

**Retail Sales and Services**

.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
.41	Bar	§ 790.22	C		
.42	Full-Service Restaurant	§ 790.92	C		
.43	Small Fast Food Restaurant	§ 790.90			
.44	Large Fast Food Restaurant	§ 790.91			
.45	Take-Out Food	§ 790.122	C		
.46	Movie Theater	§ 790.64			
.47	Adult Entertainment	§ 790.36			
.48	Other Entertainment	§ 790.38			
.49	Financial Service	§ 790.110			
.50	Limited Financial Service	§ 790.112	C		
.51	Medical Service	§ 790.114	C	P	
.52	Personal Service	§ 790.116	P	P	
.53	Business or Professional Service	§ 790.108	C	P	
.54	Massage Establishment	§ 790.60 § 2700 Police Code			
.55	Tourist Hotel	§ 790.46			
.56	Automobile Parking	§§ 790.8,156,160			

SEC. 729.					
West Portal Avenue					
Controls by Story					
No.	Zoning Category	§ References	1st	2nd	3rd +
.57	Automotive Gas Station	§ 790.14			
.58	Automotive Service Station	§ 790.17	C		
.59	Automotive Repair	§ 790.15			
.60	Automotive Wash	§ 790.18			
.61	Automobile Sale or Rental	§ 790.12			
.62	Animal Hospital	§ 790.6	C		
.63	Ambulance Service	§ 790.2			
.64	Mortuary	§ 790.62			
.65	Trade Shop	§ 790.124	P		
.66	Storage	§ 790.117			

**Institutions and Non-Retail Sales and Services**

.70	Administrative Service	§ 790.106			
.80	Hospital or Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	C	C	
.82	Public Use	§ 790.80	C	C	

**RESIDENTIAL STANDARDS AND USES**

.90	Residential Use	§ 790.88	P	P	
.91	Residential Density, Dwelling Units	§§ 207,207.1, 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq.ft. lot area § 208		
.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135,136	Generally, either 100 sq.ft. if private, or 133 sq.ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150,153-157, 159-160,204.5	Generally, 1 space per unit §§ 151,161(a)(g)		
.95	Community Residential Parking	§ 790.10	C	C	

**SEC. 780. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.**

- (a) **Purpose.** In order to provide, maintain, and strengthen viable neighborhood commercial districts, promote the multiple use of neighborhood commercial areas, and protect environmental quality in neighborhood commercial areas, there shall be Neighborhood Commercial Special Use districts. The designations, locations and boundaries of these Neighborhood Commercial Special Use districts shall be as provided in Section 780.1 as shown on Sectional Maps of the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the provisions of Sections 105 and 106. The original of the numbered sectional maps of the Zoning Map for Special Use Districts referred to in Section 780.1 of this Code is on file with the Clerk of the Board of Supervisors under File No. \_\_\_\_\_. In any Neighborhood Commercial Special Use district, the provisions of the applicable use district established by Section 702.1 shall prevail, except as specifically provided in Section 780.1, as designated on Sectional Map of the Zoning Map. The provisions set forth in this Section shall be applicable to all property, whether public or private, therein.

**SEC. 780.1. LAKESHORE PLAZA SPECIAL USE DISTRICT.**

In order to preserve the mix and variety of goods and services provided to the Lakeshore Acres, Crestlake, and Merced Manor neighborhood residents and prevent commercial expansion and intensification which would disrupt the single-family residential character of the surrounding neighborhoods, there shall be a Lakeshore Plaza Special Use District, generally located on the the NC-1-zoned block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue, and Clearfield Drive, as designated on Sectional Map 13SU of the Zoning Map. The following provisions shall apply within such special use district:

- (a) **Purpose and Findings.** In addition to the purposes stated in Sections 701 of this Code, the following purpose and findings form a basis for special regulations and provide guidance for their application in the Lakeshore Plaza Special Use district.
1. The Lakeshore Plaza district is located on a single nine-acre parcel, bounded by Sloat Boulevard, Ocean Avenue, Clearfield Drive and Everglade Drive. It is completely surrounded by the Lakeshore Acres, Crestlake and Merced Manor single-family neighborhoods. It was originally designed to be and functions as a small neighborhood shopping center, providing a variety of retail goods and services mainly to the surrounding neighborhoods. It exhibits a strong daytime and family orientation.
  2. The Lakeshore Plaza district has been regulated by two binding resolutions governing its development: City Planning Commission Resolution No. 3359 and Board of Supervisors Resolution No. 601-66. In addition to other restrictions, these resolutions prohibit the expansion of the total area allocated

to retail sales, storage, service, accessory office, and incidental maintenance beyond that contained in the present buildings. These resolutions emphasize the need to maintain the low scale and existing mix of the district's buildings and uses, in order to protect the surrounding neighborhoods from detrimental congestion.

3. The district contains three large low-scale buildings, which are removed from the street edge and surrounded by a number of off-street parking spaces, in a configuration which cannot accommodate new housing.

**(b) Controls.** The following provisions shall apply within the Lakeshore Plaza Special Use District:

1. The conditions set forth in City Planning Commission Resolution No. 3359 and Board of Supervisors Resolution No. 601-66 shall apply to the future development of the Lakeshore Plaza district.
2. The controls for the NC-1 district, as set forth in Sections 710.10 through 710.95 of this Code, shall apply to the Lakeshore Plaza Special Use district, except as provided below:

<u>Zoning Category No.</u>	<u>Controls</u>
.12	Rear Yard controls are not applicable.
.20	The total floor area allocated to retail sales, storage, service, accessory office and incidental maintenance beyond that contained in the present buildings shall not be expanded.
.24	Outdoor Activity Areas are not permitted.
.27	Permitted Hours of Operation shall be limited to 6 a.m. to 11 p.m. only.
.41	Bars are permitted as conditional uses at the first story and below, and not permitted above the first story.
.43 .44 .45	Small Fast Food Restaurants, Large Fast Food Restaurants and Take-Out Food are not permitted.
.49	Financial Services are permitted as conditional uses at the first story and below, and not permitted above the first story.
.51 .52 .53	Medical Services, Personal Services and and Business or Professional Services are permitted as principal uses at the first and second stories and below.



<u>Zoning Category No.</u>	<u>Controls</u>
.58	Automotive Service Stations are permitted as conditional uses at the first story and below and not permitted above the first story.
.65	Trade Shops are permitted as conditional uses at the first story and below and not permitted above the first story.
.81	Other Institutions are not permitted.
.82	Public Uses are permitted as conditional uses at the first story and below and not permitted above the first story.
.90	Residential Uses are permitted as conditional uses at the first story and below and not permitted above the first story.
.91	Residential Density for dwelling units is one unit per 3000 sq. ft. of lot area; Group Housing is not permitted; Minimum Usable Open Space per dwelling unit is 300 sq. ft. if private and 400 sq. ft. if common.
.92	
.93	
.95	Community Residential Garages are permitted as conditional uses at the first story and below and not permitted above the first story.

**SEC. 781. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUB-DISTRICTS.**

(a) **Purpose.** In order to provide, maintain, and strengthen viable neighborhood commercial districts, promote the multiple use of neighborhood commercial areas, protect environmental quality in neighborhood commercial areas, and control the expansion of certain kinds of uses which if uncontrolled may adversely affect the character of certain neighborhood commercial districts, there shall be Neighborhood Commercial Restricted Use sub-districts. The designations, locations and boundaries of these Neighborhood Commercial Restricted Use sub-districts shall be as provided in Sections 781.1 through 781.6 and as shown on Sectional Maps of the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the provisions of Sections 105 and 106. The original of the numbered sectional maps of the Zoning Map for Restricted Use sub-districts referred to in Sections 781.1 through 781.6 of this Code is on file with the Clerk of the Board of Supervisors under File No. \_\_\_\_\_. In any Neighborhood Commercial Restricted Use sub-district the provisions of the applicable use district established by Section 702.1 shall prevail, except as specifically provided in

Sections 781.1 through 781.6 respectively, as designated on Sectional Maps of the Zoning Map. The provisions set forth in these Sections shall be applicable to all property, whether public or private, therein.

**SEC. 781.1. TARAVAL STREET RESTAURANT AND FAST FOOD SUB-DISTRICT.**

In order to preserve the mix and variety of goods and services provided to the Sunset and Parkside neighborhoods and city residents, prevent further proliferation of restaurant uses and prevent further aggravation of parking and traffic congestion in this district, there shall be a Taraval Street Restaurant and Fast Food sub-district, generally applicable for the NC-1-zoned portions of Taraval Street located between 40th and 41st Avenues and between 45th and 46th Avenues, and for the NC-2-zoned portion of Taraval Street located between 12th and 36th Avenues, as designated on Sectional Maps 5SU and 6SU of the Zoning Map. The following provisions shall apply within such sub-district:

- (a) Full-service restaurants and small fast food restaurants, as defined in Section 790.92 and 790.90 of this Code, are permitted as conditional uses on the first story and below.
- (b) A large fast food restaurant, as defined in Section 790.91 of this Code, shall not be permitted in this sub-district.
- (c) The provisions of Sections 180 through 186.1 of this Code shall govern large fast food restaurants which existed lawfully at the effective date of this Code in this sub-district.

**SEC. 781.2. IRVING STREET RESTAURANT AND FAST FOOD SUB-DISTRICT.**

In order to preserve the mix and variety of goods and services provided to the Sunset neighborhoods and city residents, prevent further proliferation of restaurant uses and prevent further aggravation of parking and traffic congestion in this district, there shall be a Irving Street Restaurant and Fast Food sub-district, generally applicable for the NC-2-zoned portion of Irving Street located between 19th and 27th Avenues, as designated on Sectional Maps 5SU and 6SU of the Zoning Map. The following provisions shall apply within such sub-district:

- (a) A small fast food restaurants, as defined in 790.90 of this Code, is permitted as conditional uses on the first story and below.
- (b) Full-service restaurants and small fast food restaurants, as defined in Section 790.92 and Section 790.91 of this Code, shall not be permitted in this sub-district.
- (c) The provisions of Sections 180 through 186.1 of this Code shall govern full-service restaurants and large fast food restaurants which existed lawfully at the effective date of this Code in this sub-district.

**SEC. 781.3. OCEAN AVENUE FAST FOOD SUB-DISTRICT.**

In order to preserve the mix and variety of goods and services provided to the Ingleside and Westwood Park neighborhoods and city residents and prevent further proliferation of restaurant uses, and prevent further aggravation of parking and traffic congestion in this district, there shall be an Ocean Avenue Fast Food sub-district, generally applicable for the NC-2-zoned portion of Ocean Avenue located between Phelan Avenue and Manor Drive, as designated on Sectional Map 12SU of the Zoning Map. The following provisions shall apply within such sub-district:

- (a) A small or large fast food restaurant, as defined in Sections 790.90 and 790.91 of this Code respectively, shall not be permitted in this sub-district.
- (b) The provisions of Sections 186 through 186.1 of this Code shall govern small and large fast food restaurants which existed lawfully at the effective date of this Code in this sub-district.

**SEC. 781.4. GEARY BOULEVARD FAST FOOD SUB-DISTRICT.**

In order to preserve the mix and variety of goods and services provided to the Richmond neighborhood and city residents and prevent further proliferation of fast food restaurant uses, and prevent further aggravation of parking and traffic congestion in this district, there shall be a Geary Boulevard Fast Food sub-district, generally applicable for the NC-3-zoned portion of Geary Boulevard between 14th and 28th Avenues, as designated on Sectional Maps 3SU and 4SU of the Zoning Map. The following provisions shall apply within such sub-district:

- (a) A large fast food restaurant, as defined in Section 790.91 of this Code, shall not be permitted in this sub-district.
- (b) The provisions of Sections 180 through 186.1 of this Code shall govern large fast food restaurants which existed lawfully at the effective date of this Code in this sub-district.

**SEC. 781.5. MISSION STREET FAST FOOD SUB-DISTRICT.**

In order to preserve the mix and variety of goods and services provided to the Mission neighborhood and city residents and prevent further proliferation of fast food restaurant uses, and prevent further aggravation of parking and traffic congestion in this district, there shall be a Mission Street Fast Food sub-district, generally applicable for the NC-3-zoned portion of Mission Street between 14th and Randall Streets, as designated on Sectional Map 7SU of the Zoning Map. The following provisions shall apply within such sub-district:

- (a) A small fast food restaurant, as defined in Section 790.90 of this Code, is permitted as a conditional use on the first story and below only.
- (b) A large fast food restaurant, as defined in Section 790.91 of this Code, shall not be permitted in this sub-district.

- (b) The provisions of Sections 180 through 186.1 of this Code shall govern large fast food restaurants which existed lawfully at the effective date of this Code in this sub-district.

**SEC. 781.6. NORTH BEACH FINANCIAL SERVICE SUB-DISTRICT.**

In order to preserve the unique mixture of local, citywide and regional sales and services in the North Beach area, there shall be a North Beach Financial Service sub-district, generally applicable for the portion of the North Beach Neighborhood Commercial district south of Union Street, as designated on Sectional Map 1SU<sup>a</sup> of the Zoning Map. The following provisions shall apply within such sub-district:

- (a) A financial service, as defined in Section 790.110 of this Code, shall not be permitted in this sub-district.
- (b) The provisions of Sections 180 through 186.1 of this Code shall govern financial services which existed lawfully at the effective date of this Code in this sub-district.

**SEC. 790. DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.**

This and the following Sections provide the definitions for Neighborhood Commercial districts. In case of conflict between the following definitions and those set forth in Sections 102 through 102.25 of this Code, the following definitions shall prevail for Neighborhood Commercial districts.

**SEC. 790.2. AMBULANCE SERVICE.**

A retail use which provides medically-related transportation services.

**SEC. 790.4. AMUSEMENT GAME ARCADE (MECHANICAL AMUSEMENT DEVICES).**

A retail use which provides eleven or more amusement game devices such as video games, pinball machines, or other such similar mechanical and electronic amusement devices, in a quantity which exceeds that specified in Section 1036.31 of the Police Code as accessory uses. Mechanical amusement devices are further regulated in Sections 1036 through 1036.35 of the Police Code.

**SEC. 790.6. ANIMAL HOSPITAL.**

A retail use which provides medical care and accessory boarding services for animals, not including a commercial kennel as specified in Section 224(c) of this Code.

**SEC. 790.8. AUTOMOBILE PARKING.**

A use which provides temporary parking accommodations for private vehicles whether conducted within a garage or on an open lot, excluding accessory parking, as defined in Section 204.5 of this Code, and community residential parking, as defined in Section 790.10 of this Code. Provisions regulating automobile parking are set forth in Sections 155, 156, 157 and other provisions of Article 1.5 of this Code. Parking of commercial vehicles or trucks shall be limited to commercial passenger vehicles and light delivery trucks only and must be conducted within a garage.

**SEC. 790.10. AUTOMOBILE PARKING, COMMUNITY RESIDENTIAL.**

A use which provides parking accommodations, including a garage or lot, for the storage of private passenger automobiles for residents of the vicinity and meeting the requirements of Section 159 and other sections in Article 1.5 of this Code, and excluding accessory parking, as defined in Section 204.5 of this Code.

**SEC. 790.12. AUTOMOBILE SALE OR RENTAL.**

A retail use which provides vehicle sales or rentals whether conducted within a building or on an open lot.

**SEC. 790.14. AUTOMOTIVE GAS STATION.**

A retail automotive service use which provides motor fuels, lubricating oils, air, and water directly into motor vehicles and without providing automotive repair services, including self-service operations which sell motor fuel only.

**SEC. 790.15. AUTOMOTIVE REPAIR.**

A retail automotive service use which provides any of the following automotive repair services when conducted within an enclosed building having no openings, other than fixed windows or exits required by law, located within 50 feet of any R district: minor auto repair, engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicle, collision service, or full body paint spraying. It may include other services for automobiles including, but not limited to, accessory towing, if all towed vehicles stored on the premises are limited to those vehicles which are to be repaired on the premises.

**SEC. 790.16. AUTOMOTIVE SERVICE.**

A retail use which provides services for motor vehicles including automotive gas station, automotive service station, automotive repair, and automotive wash.

**SEC. 790.17. AUTOMOTIVE SERVICE STATION.**

A retail automotive service use which provides motor fuels and lubricating oils directly into motor vehicles and minor auto repairs (excluding engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying) and services which remain incidental to the principal sale of motor fuel. Repairs shall be conducted within no more than three enclosed service bays in buildings having no openings, other than fixed windows or exits required by law, located within 50 feet of any R district. It may include other incidental services for automobiles including, but not limited to, accessory towing, if the number of towing vehicles does not exceed one, and all towed vehicles stored on the premises are limited to those vehicles which are to be repaired on the premises.

**SEC. 790.18. AUTOMOTIVE WASH.**

A retail automotive service use which provides cleaning and polishing of motor vehicles, including self-service operations, when such cleaning and polishing are conducted within an enclosed building having no openings, other than fixed windows or exits required by law located within 50 feet of any R district, and which has an off-street waiting and storage area outside the building which accommodates at least one-fourth the hourly capacity in vehicles of the enclosed operations.

**SEC. 790.20. AWNING.**

A light roof-like structure, supported entirely by the exterior wall of a building; consisting of a fixed or movable frame covered with cloth, plastic or metal; extending over doors, windows, and/or show windows; with the purpose of providing protection from sun and rain and/or embellishment of the facade; as further regulated in Sections 4506 and 5211 of the Building Code.

**SEC. 790.22. BAR.**

A retail use which provides on-site alcoholic beverage sales for drinking on the premises, including bars serving beer, wine and/or liquor to the customer where no person under 21 years of age is admitted (with Alcoholic Beverage Control [ABC] licenses 42, 48, or 61) and drinking establishments serving liquor (with ABC licenses 47 or 49) in conjunction with other uses which admit minors, such as restaurants, movie theaters, and other entertainment.

**SEC. 790.26. CANOPY.**

A light roof-like structure, supported by the exterior wall of a building and on columns or wholly on columns, consisting of a fixed or movable frame covered with approved cloth, plastic or metal, extending over entrance doorways only, with the purpose of providing protection from sun and rain and embellishment of the facade, as further regulated in Sections 4505, 4506, 4508, and 5213 of the Building Code.

**SEC. 790.30. DRIVE-UP FACILITY.**

A structure designed for drive-to or drive-through trade which provides service to patrons while in private motor vehicles; excluding gas stations, service stations, auto repair garages and automotive wash, as defined in Sections 790.14, 790.15, 790.17 and 790.18 of this Code.

**SEC. 790.34. EATING AND DRINKING USE.**

A retail use which provides food and/or beverages for either on- or off-site food consumption including bars, full-service restaurants, fast food restaurants, and take out food.

**SEC. 790.36. ENTERTAINMENT, ADULT.**

A retail use which includes the following: adult bookstore, as defined by Section 791 of the Police Code; adult theater, as defined by Section 791 of the Police Code; and encounter studio, as defined by Section 1072.1 of the Police Code. Such use shall be located no less than 1,000 feet from another adult entertainment use.

**SEC. 790.38. ENTERTAINMENT, OTHER.**

A retail use, other than adult entertainment, as defined in Section 790.36 of this Code, which provides live entertainment, including dramatic and musical performances, and/or operates as a dance hall which provide amplified taped music for dancing on the premises, including but not limited to those defined in Section 1060 of the Police Code, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises. Other entertainment also includes a bowling alley, billiard parlor, shooting gallery, skating rink and other commercial recreational activity, but it excludes amusement game arcades, as defined in Section 790.4 of this Code and regulated in Section 1036 of the Police Code.

**SEC. 790.44. HOSPITAL OR MEDICAL CENTER.**

A public or private institutional use which provides medical facilities for inpatient care, medical offices, clinics, and laboratories. It may also include employee or student dormitories adjacent to medical facilities when the dormitories are operated by and affiliated with a medical institution. The institution must have met the applicable provisions of Section 304.5 of this Code concerning institutional master plans.

**SEC. 790.46. HOTEL, TOURIST.**

A retail use which provides tourist accommodations, including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy the room for less than 32 consecutive days. This definition also applies to buildings containing six or more guest rooms designated and certified as tourist units, under Chapter 41 of the San Francisco Administrative Code. For purposes of this Code, a tourist hotel does not include a tourist motel, which contains guest rooms or suites which are independently accessible from the outside, with garage or parking space located on the lot, and designed for, or occupied by, automobile-traveling transient visitors. Tourist hotels shall be designed to include all lobbies, offices and internal circulation to guest rooms and suites within and integral to the same enclosed building or buildings as the guest rooms or suites.

**SEC. 790.47. HOTEL, RESIDENTIAL.**

A hotel, as defined in Chapter 41 of the San Francisco Administrative Code, which contains one or more residential hotel units. A residential hotel unit is a guest room, as defined in Section 203.7 of Chapter XII, Part II of the San Francisco Municipal Code (Housing Code), which had been occupied by a permanent resident on September 23, 1979, or any guest room designated as a residential unit pursuant to Sections 41.6 or 41.7 of Chapter 41 of the San Francisco Administrative Code. Residential hotels are further defined and regulated in the Residential Hotel Unit Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.



**SEC. 790.48. HOURS OF OPERATION.**

The permitted hours during which any commercial establishment, not including automated teller machines, may be open for business. Other restrictions on the hours of operation of movie theaters, adult entertainment, and other entertainment uses, as defined in Sections 790.64, 790.36, and 790.38 of this Code, respectively, shall apply pursuant to provisions in Section 303(c)5, when such uses are permitted as conditional uses.

**SEC. 790.50. INSTITUTIONS, OTHER.**

A public or private, non-profit or profit-making use which provides services to the community excluding hospitals and medical centers and including but not limited to the following:

- (a) **Assembly and Social Service.** A use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private non-commercial club house, lodge, meeting hall, recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area or non-commercial horticulture area not publicly owned.
- (b) **Child Care.** A use which provides less than 24-hour care for children by licensed personnel and which meets the requirements of the State of California and other authorities.
- (c) **Educational Service.** A use certified by the State Educational Agency which provides educational services, such as a school, college or university. It may include, on the same premises, employee or student dormitories and other housing operated by and affiliated with the institution.
- (d) **Religious Facility.** A use which provides religious services to the community, such as a church, temple or synagogue. It may include on the same lot, the housing of persons who engage in supportive activity for the institution.
- (e) **Residential Care.** A medical use which provides lodging, board, and care 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California and which provides no outpatient services; including but not limited to, a board and care home, rest home, or home for the treatment of the addictive, contagious, or other diseases or physiological disorders.

**SEC. 790.54. LIGHT MANUFACTURING, WHOLESALE SALES.**

A commercial use, including light manufacturing or wholesale sales, as defined in subsections (a) and (b) below.

(a) **Light Manufacturing.** A non-retail use which provides for the fabrication or production of goods, by hand or machinery, for distribution to retailers or wholesalers for resale off the premises, primarily involving the assembly, packaging, repairing, or processing of previously prepared materials, when conducted in an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R district. Light manufacturing uses include production and custom activities, usually involving individual or special design, or handiwork, such as the following fabrication or production activities defined by the Standard Industrial Classification Code Manual as light manufacturing uses:

1. Food processing, not including mechanized assembly line production of canned or bottled goods
2. Apparel and other garment products
3. Furniture and fixtures
4. Printing and publishing of books or newspapers
5. Leather products
6. Pottery
7. Glass blowing
8. Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks.

It shall not involve the chemical processing of materials or the use of any machine that has more than five horsepower capacity, nor shall the mechanical equipment required for the use, together with related floor space used primarily by the operators of such equipment, in aggregate occupy more than 1/4 of the total gross floor area of the use.

It shall be distinct and separate from a trade shop, as defined in Section 790.124 of this Code. It shall not include other general or heavy manufacturing uses, not described in this subsection (a).

(b) **Wholesale Sales.** A non-retail use which exclusively provides goods or commodities for resale or business use, including accessory storage. It shall not include a non-accessory storage warehouse.

**SEC. 790.56. LOT SIZE [PER DEVELOPMENT].**

The permitted gross lot area for new construction or expansion of existing development. Lot is defined in Section 102.12.

**SEC. 790.58. MARQUEE.**

A permanent roofed structure attached to and supported entirely by a building; including any object or decoration attached to or part of said marquee; no part of which shall be used for occupancy or storage; with the purpose of providing protection from sun and rain or embellishment of the facade; as further regulated in Sections 414 and 4506 of the Building Code.

**SEC. 790.60. MASSAGE ESTABLISHMENT.**

A retail use as defined in Section 2700 of the Police Code provided that the use is located no less than 1000 feet from the premises of any other massage establishment; except that this requirement shall not apply where massage services are incidental to the institutional uses permitted in Sections 790.44 and 790.50 of this Code or to the use by an individual member of the facilities of a health club, gymnasium, or other facility with a regular membership which health club, gymnasium or other facility is used primarily for instruction and training in body building, exercising, reducing, sports, dancing, or other similar physical activities.

**SEC. 790.62. MORTUARY.**

A retail use which provides funeral services, funeral preparation, or burial arrangements.

**SEC. 790.64. MOVIE THEATER.**

A retail use other than an adult theater, regulated as adult entertainment, defined in Section 790.36 of this Code, which displays motion pictures, slides, or closed circuit television pictures.

**SEC. 790.68. NEIGHBORHOOD-SERVING BUSINESS.**

A neighborhood-serving business cannot be defined by the type of use, but rather by the characteristics of its customers, types of merchandise or service, its size, trade area, and the number of similar establishments in other neighborhoods. The primary clientele of a "neighborhood-serving business," by definition, is comprised of customers who live and/or work nearby.

While a neighborhood-serving business may derive revenue from customers outside the immediately surrounding neighborhood, it is not dependent on out-of-neighborhood clientele.

A neighborhood serving use provides goods and/or services which are needed by residents and workers in the immediate neighborhood to satisfy basic personal and household needs on a frequent and recurring basis, and which if not available require trips outside of the neighborhood.

A use may be more or less neighborhood-serving depending upon its trade area. Uses which due to the nature of their products and services tend to be more neighborhood-serving are those which sell convenience items such as groceries, personal toiletries, magazines, and personal services such as cleaners, laundromats, film processing. Uses which tend to be less neighborhood-oriented are those which sell more specialized, more expensive, less frequently purchased comparison goods such as automobiles and furniture.

For many uses (such as stores selling apparel, household goods, and variety merchandise), whether a business is neighborhood-serving depends on the size of the establishment: the larger the use, the larger the trade area, hence the less neighborhood-oriented.

Whether a business is neighborhood serving or not also depends in part on the number and availability of other similar establishments in other neighborhoods: the more widespread the use, the more likely that it is neighborhood-oriented.

**SEC. 790.69. OFFICE.**

A building, or portion thereof, containing a service as defined in Section 790.106 through 790.116 of this Code.

**SEC. 790.70. OUTDOOR ACTIVITY AREA.**

An area, not including primary circulation space or any public street, located outside of a building or in a courtyard which is provided for the use or convenience of patrons of a commercial establishment including, but not limited to, sitting, eating, drinking, dancing, and food service activities.

**SEC. 790.80. PUBLIC USE.**

A publicly- or privately-owned use which provides public services to the community, whether conducted within a building or on an open lot, and which has operating requirements which necessitate location within the district, including civic structures (such as museums, post offices, administrative offices of government agencies), public libraries, police stations, transportation facilities, utility installations, and wireless transmission facilities. Such use shall not include service yards, machine shops, garages, incinerators and publicly-operated parking in a garage or lot. Publicly-operated parking is defined in Sections 790.8 and 790.10 of this Code. Public uses shall also include a community recycling collection center, as defined in subsection (a) below.

- (a) **Community Recycling Collection Center.** A public use, which collects, stores or handles recyclable materials, including glass and glass bottles, newspaper, aluminum, paper and paper products, plastic and other materials which may be processed and recovered, if within a completely enclosed container or building, having no openings other than fixed windows or exits required by law, provided that: (1) flammable materials are collected and stored in metal containers and (2) collection hours are limited to 9:00 A.M. to 7:00 P.M. daily. It does not include the storage, exchange, packing, disassembling or handling of junk, waste, used furniture and household equipment, used cars in operable condition, used or salvaged machinery, or salvaged house-wrecking and structural steel materials and equipment.

**SEC. 790.84. RESIDENTIAL CONVERSION.**

The change in occupancy (as defined and regulated by the Building Code) of any residential use to a non-residential use. This definition shall not apply to conversions of residential hotels, as defined and regulated in Chapter 41 of the San Francisco Administrative Code.

**SEC. 790.86. RESIDENTIAL DEMOLITION.**

The demolition (as defined by the Building Code) of any building or structure or portion thereof containing a residential use. This definition shall not apply to demolitions of residential hotels, as regulated in Chapter 41 of the San Francisco Administrative Code.

**SEC. 790.88. RESIDENTIAL USE.**

A use which provides housing for San Francisco residents, rather than visitors, including a dwelling unit or group housing, as defined in Subsections (a) and (b) below, or a residential hotel, as defined in Section 790.47 of this Code and in Chapter 41 of the San Francisco Administrative Code.

- (a) **Dwelling Unit.** A residential use which consists of a suite of two or more rooms and includes sleeping, bathing, cooking, and eating facilities, but has only one kitchen.
- (b) **Group Housing.** A residential use which provides lodging or both meals and lodging without individual cooking facilities for a week or more at a time in a space not defined as a dwelling unit. Group housing includes, but is not limited to, a rooming house, boarding house, guest house, lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent, and ashram. It also includes group housing operated by a medical or educational institution when not located on the same lot as such institution.

**SEC. 790.90. RESTAURANT, FAST FOOD [SMALL].**

- (a) A retail eating or eating and drinking use which provides quick food service for consumption on and off the premises, and which exhibits the following characteristics:
  1. Contains fewer than 50 seats and less than 1500 square feet of gross floor area.
  2. A limited menu of ready-to-eat food prepared in advance of customer orders, or food which is able to be quickly prepared for consumption on or off the premises;
  3. Food served in disposable wrappers or containers;
  4. Food is ordered and served at customer service counter;
  5. Food is paid for prior to consumption;
  6. Public food service area, including queuing areas and service counters without fixed seats, which counters are designed specifically for the sale and distribution of food and beverages;
  7. Food available upon a short waiting time.

It includes, but is not limited to, delicatessens, ice cream and cookie stores, sandwich shops, and bakeries. It does not include retail general or specialty grocery or confectionary stores. When a fast food restaurant operates within and in conjunction with another retail use, such as a retail grocery store, the area of the fast food restaurant use shall be measured to include the area devoted to food preparation and service, seating and separate public food service counters, excluding fish, poultry and meat counters.

- (b) It may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40 or 60). If it serves liquor for drinking on the premises (with ABC licenses 47 or 48), or does not admit minors (with ABC licenses 42 or 61), then it shall also be considered a bar, as defined in Section 790.22 of this Code.
- (c) It shall be conducted in accordance with the following conditions:
  - 1. All debris boxes shall be kept in enclosed structures.
  - 2. The operator shall be responsible for cleaning the sidewalk within a one-block radius daily to maintain the sidewalk free of paper or other litter during its business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.
  - 3. Noise and odors shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors.

**SEC. 790.91. RESTAURANT, FAST FOOD [LARGE]**

- (a) A retail eating or eating and drinking use which provides quick food service to a high volume of customers at a high turnover rate, and which exhibits the following characteristics:
  - 1. Contains 50 or more seats or gross floor area of 1500 square feet or more.
  - 2. A limited menu of ready-to-eat food prepared in advance of customer orders, or food which is able to be quickly prepared for consumption on or off the premises;
  - 3. Food served in disposable wrappers or containers;
  - 4. Food is ordered and served at customer service counter;
  - 5. Food is paid for prior to consumption;
  - 6. Public food service area, including queuing areas and service counters without fixed seats, which counters are designed specifically for the sale and distribution of food and beverages;
  - 7. Food available upon a short waiting time.

It includes, but is not limited to, delicatessens, ice cream and cookie stores, sandwich shops, and bakeries. It does not include retail general or specialty grocery or confectionary stores. When a fast food restaurant operates within and in conjunction with another retail use, such as a retail grocery store, the area of the fast food restaurant use shall be measured to include the area devoted to food preparation and service, seating and separate public food service counters, excluding fish, poultry and meat counters.

- (c) It may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If it serves liquor for drinking on the premises (with ABC licenses 47 or 48) or does not admit minors (with ABC licenses 42 or 61), then it shall also be considered a bar, as defined in Section 790.22 of this Code.
- (d) It shall be conducted in accordance with the following conditions:
  - 1. All debris boxes shall be kept in enclosed structures.
  - 2. The operator shall be responsible for cleaning the sidewalk within a one-block radius daily to maintain the sidewalk free of paper or other litter during its business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.
  - 3. Noise and odors shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors.

## **SEC. 790.92. RESTAURANT, FULL SERVICE.**

A retail eating or eating and drinking use which serves food to customers primarily for consumption on the premises, and is not specifically designed to attract and accommodate high customer volumes or turnover.

It has seating and serves prepared, ready-to-eat cooked foods for consumption on the premises. Guests typically order and receive food and beverage while seated at tables on the premises and pay for service after the meal is consumed.

It includes, but is not limited to, lunch counters, coffee shops, soda fountains and full-service dining establishments. It is distinct and separate from a small or large fast food restaurant, as defined in Sections 790.90 and 790.91 of this Code.

It may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If it serves liquor for drinking on the premises (with ABC licenses 47 or 48), or does not admit minors (with ABC licenses 42 or 61), then it shall also be considered a bar, as defined in Section 790.22 of this Code.

**SEC. 790.100. SALES AND SERVICES, NON-RETAIL.**

A commercial use which provides goods and/or services, including light manufacturing, wholesale sales, and administrative services, as defined in Sections 790.54 and 790.106 of this Code, respectively exclusively to the business community and not to the general public.

**SEC. 790.102. SALES AND SERVICES, OTHER RETAIL.**

A retail use which provides goods and/or services but is not listed as a separate zoning category in zoning category numbers .41 through .63 listed in Article 7 of this Code, including, but not limited to, sale or provision of the following goods and services:

- (a) General groceries;
- (b) Specialty groceries such as cheese, confections, coffee, meat, produce;
- (c) Pharmaceutical drugs and personal toiletries;
- (d) Personal items such as tobacco and magazines;
- (e) Self-service laundromats and dry cleaning, where no portion of a building occupied by such use shall have any opening other than fixed windows and exits required by law within 50 feet of any R district;
- (f) Household goods and services (including paint, fixtures and hardware, but excluding other building materials);
- (g) Variety merchandise;
- (h) Florists and plant stores;
- (i) Apparel and accessories;
- (j) Antiques, art galleries and framing services;
- (k) Home furnishings, furniture and appliances;
- (l) Books, stationary, music and sporting goods; and
- (m) Toys, gifts, and photographic goods and services.

It excludes tourist motels, as distinguished from tourist hotels in Section 790.46 of this Code, amusement game arcades as defined in Section 790.4 of this Code and household goods self-storage facilities, which are included in storage as defined in Section 790.117 of this Code. It also excludes the sale of heating fuel and the sale or rental of commercial equipment (excluding office equipment) and construction materials, other than paint, fixtures and hardware.



**SEC. 790.104. SALES AND SERVICES, RETAIL.**

A commercial use which provides goods and/or services directly to the consumer. It may provide goods and/or services to the business community, provided that it also serves the general public. It does not include a non-retail use which is inaccessible to the general public, as defined in Sections 790.54, 790.100, and 790.106 of this Code.

**SEC. 790.106. SERVICE, ADMINISTRATIVE.**

A non-retail use which provides executive, management, administrative, clerical and other services exclusively to the business community and not to the general public.

Administrative services may include accessory storage, but not the storage of items, other than samples, for wholesale sale.

It does not include services which are available to the general public.

**SEC. 790.108. SERVICE, BUSINESS OR PROFESSIONAL.**

A retail use which provides to the general public, general business or professional services, including but not limited to, architectural, accounting, legal, consulting, insurance, real estate brokerage, and travel services.

It also includes building, plumbing, electrical, painting, roofing, furnace or pest control contractors, if located entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of an R district. No processing of building materials, such as mixing of concrete or heating of asphalt shall be conducted on the premises. Parking, loading and unloading of all vehicles used by the contractor shall be located entirely within the building containing the use.

It may provide services to the business community, provided that it also provides services to the general public. Otherwise, it shall be considered a non-retail service, as defined in Section 790.100 of this Code.

It does not include research services of an industrial or scientific nature in a commercial or medical laboratory, other than routine medical testing and analysis by a health-care professional or hospital.

**SEC. 790.110 SERVICE, FINANCIAL.**

A retail use which provides banking services and products to the public, such as banks, savings and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of gross floor area.

**SEC. 790.112. SERVICE, LIMITED FINANCIAL.**

A retail use which provides banking services, when not occupying more than 15 feet of linear frontage or 200 square feet of floor area. Automated teller machines, if installed within such a facility or on an exterior wall as a walk-up facility, are included in this category; however, these machines are not subject to the hours of operation, as defined in Section 790.48 of this Code and set forth in zoning category number .27 listed in Article 7 of this Code for each district.

**SEC. 790.114. SERVICE, MEDICAL.**

A retail use which provides medical and allied health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other health-care professionals when licensed by a State-sanctioned Board overseeing the provision of medically-oriented services. It includes a clinic, primarily providing outpatient care in medical, psychiatric or other health services, and not part of a hospital or medical center, as defined in Section 790.44 of this Code.

**SEC. 790.116. SERVICE, PERSONAL.**

A retail use which provides grooming services to the individual, including salons, cosmetic services, tattoo parlors, and health spas, or instructional services not certified by the State Educational Agency, such as art, dance, exercise, martial arts, and music classes.

**SEC. 790.117 STORAGE.**

A retail use which stores within an enclosed building household goods or goods and materials used by other businesses at other locations, but which does not store junk, waste, salvaged materials, automobiles, inflammable or highly combustible materials, or wholesale goods or commodities. It shall include self-storage facilities for household goods.

**SEC. 790.118. STORY.**

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

It shall include any mezzanine, or intermediate level, the area of which does not exceed 33-1/3% of the total area of the floor, provided that the mezzanine is an open and integral part of the story of which it is a portion and there is no more than one mezzanine level per story.

- (a) **First Story.** The highest building story with a floor level which is not more than 6 feet above grade at the center line of the frontage of the lot where grade is defined.

1. **Grade.** For purposes of this definition, grade is the point of elevation of the finished surface of the ground, paving or sidewalk at the property line located along primary frontage, i.e. any street frontage between two consecutive streets or alleys where the total street frontage is entirely within an NC district. If the lot has more than one property line or no property line located along primary frontage, the Zoning Administrator shall choose the property line facing a street or alley where the grade is defined. In such situations, the Zoning Administrator shall favor streets which serve as major transportation routes, major or secondary thoroughfares, and streets along which other commercial districts are located. When the property line is 5 feet or more from the building frontage, grade shall be taken at the surface of the ground, paving or sidewalk along the building frontage.
2. Provisions in Section 102.11 of this Code shall apply in defining the point of measurement at grade, where the building steps laterally in relation to the street used to define grade.

(b) **Second Story.** The story above the first story.

(c) **Third Story and Above.** The story or stories above the second story and below the ceiling of the topmost story of a building.

#### **SEC. 790.122. TAKE-OUT FOOD.**

A retail eating or eating and drinking use without seating which provides ready-to-eat food to a high volume of customers, who carry out the food for off-premises consumption. It sells in disposable wrappers or containers ready-to-eat food which is prepared on the premises and generally intended for immediate consumption off the premises.

It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail bakeries. It does not include retail grocery stores with accessory take-out food activity, as described in Section 703.2(b)1(C) of this Code, or retail uses which sell prepackaged or bulk ready-to-eat foods with no on-site food preparation area, such as confectionary or produce stores.

It may provide off-site beer, wine, and/or liquor sales for consumption off the premises (with ABC licenses 20 or 21).

#### **SEC. 790.124. TRADE SHOP.**

A retail use which provides custom crafted goods and/or services for sale directly to the consumer, reserving some storefront space for display and retail service; if conducted within an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R district. A trade shop includes, but is not limited to:

Sec. 790.124(a)

- (a) Repair of personal apparel, accessories, household goods, appliances, furniture and similar items, but excluding repair of motor vehicles and structures;
- (b) Upholstery services;
- (c) Carpentry;
- (d) Building, plumbing, electrical, painting, roofing, furnace or pest control contractors and storage of incidental equipment and supplies used by them, if no processing of building materials, such as mixing of concrete or heating of asphalt, is conducted on the premises, and if parking, loading and unloading of all vehicles used by the contractor is located entirely within the building containing the use;
- (e) Printing of a minor processing nature, including multicopy and blueprinting services and local newspaper printing;
- (f) Tailoring; and
- (g) Other artisan craft uses, including fine arts uses.

It does not include a shop which uses a single machine of more than five horsepower capacity, or a shop in which the mechanical equipment, together with related floor space used primarily by the operators of such equipment, occupies in the aggregate more than 1/3 of the total gross floor area of the use. A trade shop is distinct from light manufacturing, as defined in Section 790.54(a) of this Code.

**SEC. 790.130. USE SIZE [NON-RESIDENTIAL].**

The permitted gross floor area allowed each individual non-residential use. Gross floor area is defined in Section 102.8 of this Code.

**SEC. 790.140. WALK-UP FACILITY.**

A structure designed for provision of pedestrian-oriented services when located on an exterior building wall, including window service, self-service operations, and automated bank teller machines (ATMs).

**SEC. 799. OTHER APPLICABLE SECTIONS OF THE CITY PLANNING CODE.**

Reference should be made to other sections which also apply to neighborhood commercial districts. These sections and their titles are listed below.

**General Provisions**

Section 101 Purposes  
Section 109 Severability

**Definitions**

Sections 102-102.25 Definitions

**Zoning Map**

Section 105 Zoning Map  
Section 106 Zoning Map Incorporated Herein

**Building Standards**

Section 121 Minimum Lot Width  
Section 121.1 Development on Large Lots, Neighborhood Commercial Districts  
Section 121.2 Use Size Limits (Non-Residential), Neighborhood Commercial Districts  
Section 124 Basic Floor Area Ratio  
Section 125 Floor Area Premiums, Districts Other Than NC and C-3  
Section 130 Yard and Setback Requirements  
Section 131 Legislated Setback Line  
Section 134 Rear Yards, R, NC, C, and M Districts  
Section 135 Usable Open Space, R, NC, C, and M Districts  
Section 136 Obstructions Over Streets and Alleys and in Required Set-backs, Yards, and Usable Open Space  
Section 136.1 Awnings, Canopies, and Marquees in NC Districts  
Section 140 All Dwelling Units to Face on Open Area, R, NC, and M Districts  
Section 141 Screening of Rooftop Features R, NC, C, and M Districts  
Section 142 Screening of Parking Areas, R and NC Districts  
Section 143 Street Trees, R, NC, C-3 Districts  
Section 145.1 Street Frontages, Neighborhood Commercial Districts  
Section 145.2 Outdoor Activity Areas and Walk-Up Facilities in NC Districts

**Parking**

Section 150 Off-Street Parking and Loading Requirements  
Section 151 Schedule of Required Off-Street Parking Spaces  
Section 152 Schedule of Required Off-Street Freight Loading Spaces in Districts Other Than C-3  
Section 153 Rules for Calculation of Required Spaces  
Section 154 Minimum Dimensions for Required Off-Street Parking, Freight Loading and Service Vehicle Spaces

Section 155	General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading, and Service Vehicle Facilities
Section 156	Parking Lots
Section 157	Conditional Use Applications for Parking Exceeding Accessory Amounts: Additional Criteria
Section 159	Required Off-Street Parking Not on the Same Lot as the Structure or Use Served
Section 160	Collective Provision and Joint Use of Required Off-Street Parking
Section 161	Exemptions from Off-Street Parking, Freight Loading and Service Vehicle Requirements
<b>Compliance</b>	
Section 170	Applicability of Requirements
Section 171	Compliance of Uses Required
Section 172	Compliance of Structures, Open Spaces, and Off-Street Parking and Loading
Section 173	Compliance of Lots Required
Section 174	Compliance with Conditions, Stipulations, and Special Restrictions Required
Section 175	Approval of Permits
Section 176	Enforcement Against Violations
Section 178	Conditional Uses
Section 179	Uses Located in Neighborhood Commercial Districts
Section 180	Nonconforming Uses, Noncomplying Structures, and Substandard Lots of Record: General
Section 181	Nonconforming Uses: Enlargements, Alterations, or Reconstruction
Section 182	Nonconforming Uses: Changes of Use
Section 183	Nonconforming Uses: Discontinuance and Abandonment
Section 184	Short-Term Continuance of Certain Nonconforming Uses
Section 185	Continuance of Other Nonconforming Uses
Section 186	Exemption of Limited Commercial Nonconforming Uses
Section 186.1	Exemption of Nonconforming Uses in Neighborhood Commercial Districts
Section 187	Garment Shops and Garment Factories as Nonconforming Uses
Section 188	Noncomplying Structures: Enlargements, Alterations and Reconstruction
Section 189	Substandard Lots of Record: Construction and Other Actions
<b>Uses</b>	
Section 201	Classes of Use Districts
Section 202	Uses Permitted by this Code
Section 203	Effect on Certain Public Services
Section 204	Accessory Uses, General
Section 204.1	Accessory Uses for Dwellings in R and NC Districts
Section 204.4	Dwelling Units Accessory to Other Uses
Section 204.5	Parking and Loading as Accessory Uses

Section 205	Temporary Uses, General
Section 205.1	Temporary Uses, Sixty Day Limit
Section 205.2	Temporary Uses, Two Year Limit
Section 207.1	Rules for Calculation of Dwelling Unit Densities
Section 207.4	Density of Dwelling Units in Neighborhood Commercial Districts
Section 208	Density Limitations for Group Housing in R and NC Districts
Section 209.1	Dwellings
Section 210	Description and Purpose of Commercial and Industrial Districts
Section 234	P Districts
Section 234.1	Principal Uses Permitted, P Districts
Section 234.2	Conditional Uses, P Districts
Section 235	Special Use Districts
Section 236	Garment Shop Special Use District

### Height and Bulk

Section 122	Height and Bulk
Section 250	Height and Bulk Districts Established
Section 251	Height and Bulk Districts: Purposes
Section 252	Classes of Height and Bulk Districts
Section 253.1	Review of Proposed Buildings and Structures in North Beach and Broadway Neighborhood Commercial Districts
Section 260	Height Limits: Measurement
Section 262	Additional Height Limits Applicable to Signs
Section 270	Bulk limits: Measurement
Section 271	Bulk Limits: Special Exceptions, In Districts Other Than C-3
Section 295	Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission

### Procedures

Section 301	General Description of Zoning Procedures
Section 302	Amendments
Section 303	Conditional Uses
Section 304	Planned Unit Developments
Section 304.5	Institutional Master Plans
Section 305	Variances
Section 306	Applications and Hearings
Section 306.1	Applications and Filing Fees
Section 306.2	Scheduling of Hearings
Section 306.3	Notice of Hearings
Section 306.4	Conduct of Hearings
Section 306.5	Reconsideration
Section 306.6	Initiation of Amendments
Section 306.7	Interim Zoning Controls
Section 306.8	Posting of Signs Required
Section 307	Other Powers and Duties of the Zoning Administrator
Section 308	Appeals
Section 308.1	Appeals: Amendments and Conditional Uses
Section 308.2	Appeals: Variances and Administrative Actions

Section 313	Housing Requirements for Office Development Projects
Section 314	Child Care Requirements for Office Development Projects [Outside C-3 Districts]
Section 315	Procedures for Conditional Use Authorization in Neighborhood Commercial Districts
Section 315.1	Applications and Filing Fees
Section 315.2	Zoning Administrator Review, Scheduling of Hearing, and Recommendation
Section 315.3	Notice of Recommendation and Determination
Section 315.4	Request for Reconsideration of Consent Calendar Items at a Public Hearing
Section 315.5	Conduct of Consent Calendar and Determination
Section 315.6	Conduct of Public Hearings and Determination
Section 315.7	Reconsideration
Section 315.8	Appeal
Sections 330-330.18	Permit Review in the San Francisco Coastal Zone Area

**Fees**

Section 350	Fees, General
Section 351	Fees for Applications to Establish, Abolish or Modify a Set-Back Line, To reclassify Property, To Authorize a Conditional Use, To Consider a Variance, or to Review a Coastal Zone Permit
Section 352	Fee for Review of Building Permit Applications
Section 353	Fee for review of Permit Applications Issued by the Fire Department, the Police Department, and the Department of Public Health
Section 355	Fee for Reviewing Notices of Special Restrictions
Section 356	Fee for Reviewing Proposals Which Cast a Shadow on Recreation and Park Commission Property

**Signs**

Section 601	Special Purposes
Sections 602-602.21	Special Definitions
Section 603	Exempted Signs
Section 604	Permits and Conformity Required
Section 607	Commercial and Industrial Districts
Section 607.1	Neighborhood Commercial Districts
Sections 608-608.11	Special Sign Districts
Sections 609-609.13	Amortization Periods

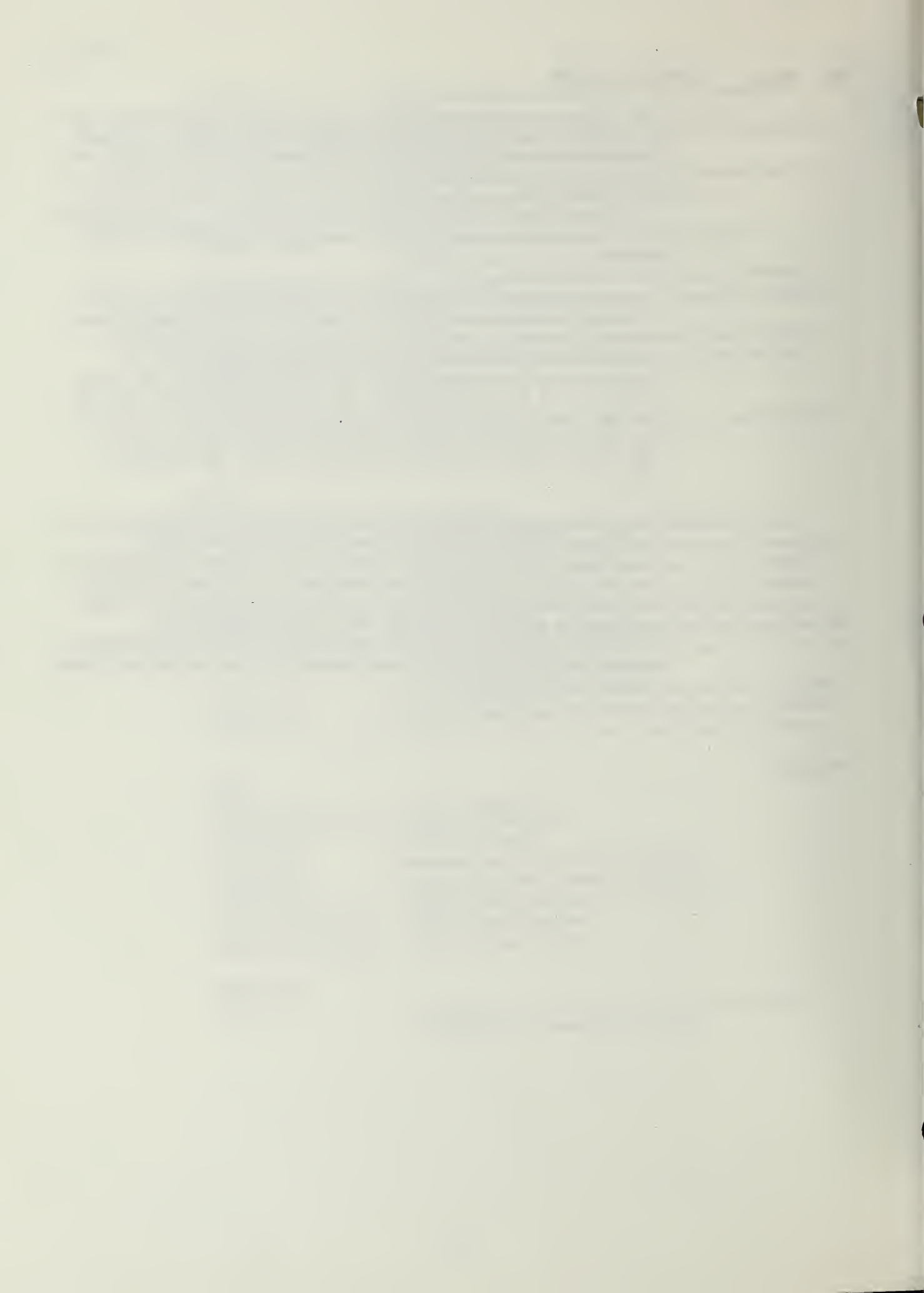
**Landmarks**

Article 10	Preservation of Historical, Architectural and Aesthetic Landmarks (Inclusive)
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**SEC. 799.1. SUNSET CLAUSE.**

- (a) The following sections which were added to the City Planning Code by Ordinance No. (this Ordinance) shall remain in effect only until the date eighteen months after the effective date of Ordinance No. (this Ordinance) and shall be repealed as of that date: Sections 121.1, 121.2, 136.1, 145.1, 145.2, 178, 179, 186.1, 207.4, 253.1, 316, 316.1, 316.2, 316.3, 316.4, 316.5, 316.6, 316.7, 316.8, 602.21, 602.23, 607.1, 609.13, and Article 7, encompassing Sections 701 through 799.1.
- (b) The provisions which amended the following sections of the City Planning Code by operation of Ordinance No. (this Ordinance) shall remain in effect only until the date eighteen months after the effective date of Ordinance No. (this Ordinance) and shall be repealed as of that date: Sections 102, 102.4, 124, 134, 135, 136, 140, 141, 142, 143, 151, 156, 161, 180, 181, 182, 184, 185, 186, 187, 201, 202, 204.1, 204.4, 204.5, 208, 210, 234, 234.1, 234.2, 236, 303, 304, 304.5, 306.2, 306.3, 306.4, 307, 308, 308.1, 310, 350, 3512, 602.1, 602.9, 602.18, 602.22, 603, 604, 606, 607, 608, 608.1 and 608.11.
- (c) The Clerk of the Board of Supervisors is directed to implement the provisions of this Section by removing the Sections listed in subsection (a) from the City Planning Code, and by reinstating the language of the Sections listed in subsection (b) which existed prior to the amendments effected by operation of Ordinance No. (this Ordinance); provided, however, that the provisions of any ordinances subsequently enacted which affect the Sections listed in subsections (a) or (b) above, shall remain in effect, unless also made subject to this Section.



## ARTICLE 1

### GENERAL ZONING PROVISIONS

*[Section 101 is unchanged.]*

#### SEC. 102. DEFINITIONS.

For the purposes of this Code, certain words and terms used herein are defined as set forth in this and the following sections. Additional definitions applicable only to Article 7, Neighborhood Commercial Districts, are set forth in Section 790. All words used in the present tense shall include the future. All words in the plural number shall include the singular number and all words in the singular number shall include the plural number, unless the natural construction of the wording indicates otherwise. The word "shall" is mandatory and not directory. Whenever any of the following terms is used it shall mean the corresponding officer, department, board or commission of the City and County of San Francisco, State of California herein referred to as the City: Assessor, Board of Supervisors, Department of City Planning, Department of Public Works, Director of Planning, City Planning Commission, Zoning Administrator. In each case the term shall be deemed to include an employee of any such officer or department of the City who is lawfully authorized to perform any duty or exercise any power as a representative or agent of that officer or department.

*[Sections 102.1 through 102.3 are unchanged.]*

#### SEC. 102.4. DISTRICT.

A portion of the territory of the city, as shown on the Zoning Map, within which certain regulations and requirements or various combinations thereof apply under the provisions of this Code. The term "district" shall include any use, special use, height and bulk, or special sign district. The term "R district" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-1, RM-2, RM-3, RM-4, RC-1, RC-2, RC-3, or RC-4 district. The term "C district" shall mean any C-1, C-2, C-3, or C-M district. The term "M district" shall mean any M-1 or M-2 district. The term "RH district" shall mean any RH-1(D), RH-1, RH-1(S), RH-2, or RH-3 district. The term "RM district" shall mean any RM-1, RM-2, RM-3, or RM-4 district. The term "RC district" shall mean any RC-1, RC-2, RC-3, or RC-4 district. The term "C-3 district" shall mean any C-3-O, C-3-R, C-3-G, or C-3-S district. The term "NC district" shall mean any NC-1, NC-2, NC-3, NC-S, and any neighborhood commercial district identified by street or area name in Section 702.1.

*[Sections 102.5 through 109 are unchanged.]*

ARTICLE 1.2

DIMENSIONS, AREAS AND OPEN SPACES

[Section 121 is unchanged.]

**SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL DISTRICTS.**

In order to promote, protect, and maintain a scale of development which is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing buildings on lots of the same size or larger than the square footage stated in the table below shall be permitted only as conditional uses subject to the provisions set forth in Sections 316 through 316.8 of this Code.

<u>District</u>	<u>Lot Size Limits</u>
<u>NC-1,</u> <u>Broadway,</u> <u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>North Beach,</u> <u>Sacramento Street,</u> <u>Union Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley,</u> <u>West Portal Avenue</u>	5000 sq.ft.
<u>NC-2,</u> <u>NC-3,</u> <u>Hayes-Gough,</u> <u>Upper Market Street,</u> <u>Polk Street,</u> <u>Valencia Street</u>	10,000 sq.ft.
<u>NC-S</u>	<u>Not Applicable</u>

In addition to the criteria of Section 303(c) of this Code, the City Planning Commission shall consider the extent to which the following criteria are met:

1. The mass and facade of the proposed structure are compatible with the existing scale of the district.
2. The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

SEC. 121.2. USE SIZE LIMITS (NON-RESIDENTIAL), NEIGHBORHOOD COMMERCIAL DISTRICTS.

(a) In order to protect and maintain a scale of development appropriate to each district, non-residential uses of the same size or larger than the square footage stated in the table below may be permitted only as conditional uses subject to the provisions set forth in Sections 316 through 316.8 of this Code. The use area shall be measured as the gross floor area for each individual non-residential use.

<u>District</u>	<u>Use Size Limits</u>
<u>NC-1,</u> <u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>North Beach,</u> <u>Sacramento Street,</u> <u>Union Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley,</u> <u>West Portal Avenue</u>	<u>2500 sq.ft.</u>
<u>Broadway,</u> <u>Hayes-Gough,</u> <u>Upper Market Street,</u> <u>Polk Street,</u> <u>Valencia Street</u>	<u>3000 sq.ft.</u>
<u>NC-2</u>	<u>3500 sq.ft.</u>
<u>NC-3,</u> <u>NC-S</u>	<u>5000 sq.ft.</u>

In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

1. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.
2. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.
3. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

- (b) In order to protect and maintain a scale of development appropriate to each district, non-residential uses which exceed the square footage stated in the table below shall not be permitted. The use area shall be measured as the gross floor area for each individual non-residential use.

<u>District</u>	<u>Use Size Limits</u>
<u>West Portal Avenue</u>	<u>4000 sq.ft.</u>

*[Sections 122 and 123 are unchanged.]*

**SEC. 124. BASIC FLOOR AREA RATIO.**

- (a) Except as provided in Subsections (b), (c) and (e) of this section, the basic floor area ratio limits specified in the following table shall apply to each building or development in the districts indicated.

**TABLE 1  
BASIC FLOOR AREA RATIO LIMITS**

<u>District</u>	<u>Basic Floor Area Ratio Limit</u>
RH-1(D), RH-1, RH-1(S), RH-2, RH-3, - RM-1, RM-2	1.8 to 1
RM-3	3.6 to 1
RM-4	4.8 to 1
RC-1, RC-2	1.8 to 1
RC-3	3.6 to 1
RC-4	4.8 to 1
<u>NC-1</u>	<u>0.75 to 1</u>
<u>NC-S,</u> <u>Outer Clement Street</u>	<u>1.0 to 1</u>
<u>Haight Street,</u> <u>Sacramento Street,</u> <u>24th Street-Noe Valley,</u> <u>West Portal Avenue</u>	<u>1.5 to 1</u>
<u>NC-2,</u> <u>Inner Clement Street,</u> <u>Upper Fillmore Street,</u> <u>North Beach,</u> <u>Valencia Street,</u> <u>24th-Mission Street</u>	<u>1.75 to 1</u>
<u>Broadway,</u> <u>Castro Street,</u> <u>Hayes-Gough,</u> <u>Upper Market Street,</u> <u>Polk Street,</u> <u>Union Street</u>	<u>2.5 to 1</u>
<u>NC-3</u>	<u>3.6 to 1</u>

<u>District</u>	<u>Basic Floor Area Ratio Limit</u>
C-1, C-2	3.6 to 1
C-3-O	9.0 to 1
C-3-R	6.0 to 1
C-3-G	6.0 to 1
C-3-S	5.0 to 1
C-3-O (SD)	6.0 to 1
C-M	9.0 to 1
M-1, M-2	5.0 to 1

- (b) In R and NC districts, the above floor area ratio limits shall not apply to dwellings or to other residential uses. In NC districts, the above floor area ratio limits shall also not apply to non-accessory off-street parking.
- (c) In a C-2 district the basic floor area ratio limit shall be 4.8 to 1 for a lot which is nearer to an RM-4 or RC-4 district than to any other R district, and 10.0 to 1 for a lot which is nearer to a C-3 district than to any R district. The distance to the nearest R district or C-3 district shall be measured from the midpoint of the front line, or from a point directly across the street therefrom, whichever gives the greatest ratio.
- (d) In the Automotive Special Use District, as described in Section 237 of this Code, the basic floor area ratio limit shall be 10.0 to 1.
- (e) In the Northern Waterfront Special Use Districts, as described in Sections 240 through 240.3 of this Code, the basic floor area ratio limit in any C district shall be 5.0 to 1.
- (f) For buildings in C-3-G and C-3-S districts other than those designated as Significant or Contributory pursuant to Article 11 of this Code, additional square footage above that permitted by the base floor area ratio limits set forth above may be approved for construction of dwellings on the site of the building affordable for 20 years to households whose incomes are within 150 percent of the median income as defined herein, in accordance with the conditional use procedures and criteria as provided in Section 303 of this code.
  1. Any dwelling approved for construction under this provision shall be deemed a designated unit as defined below. Prior to the issuance by the Superintendent of the Bureau of Building Inspection (Superintendent) of a site or building permit to construct any designated unit subject to this Section, the permit applicant shall notify the Director of Planning and the Director of Property in writing whether the unit will be an owned or rental unit as defined in Section 313(a) of this Code.
  2. Within 60 days after the issuance by the Superintendent of a site or building permit for construction of any unit intended to be an owned unit, the Director of Planning shall notify the City Engineer in writing identifying the intended owned unit, and the Director of Property shall appraise the fair market value of such

unit as of the date of the appraisal, applying accepted valuation methods, and deliver a written appraisal of the unit to the Director of Planning and the permit applicant. The permit applicant shall supply all information to the Director of Property necessary to appraise the unit, including all plans and specifications.

3. Each designated unit shall be subject to the provisions of Sections 313(i) of this Code. For purposes of this Subsection and the application of Section 313(i) of this Code to designated units constructed pursuant to this Subsection, the definitions set forth in Section 313(a) shall apply, with the exception of the following definitions, which shall supersede the definitions of the terms set forth in Section 313(a):
  - (A) "Base price" shall mean 3.25 times the median income for a family of four (4) persons for the County of San Francisco as set forth in California Administrative Code Section 6932 on the date on which a housing unit is sold.
  - (B) "Base rent" shall mean .45 times the median income for the County of San Francisco as set forth in California Administrative Code Section 6932 for a family of a size equivalent to the number of persons residing in a household renting a designated unit.
  - (C) "Designated unit" shall mean a housing unit identified and reported to the Director by the sponsor of an office development project subject to this Subsection as a unit that shall be affordable to households of low or moderate income for 20 years.
  - (D) "Household of low or moderate income" shall mean a household composed of one or more persons with a combined annual net income for all adult members which does not exceed 150% of the qualifying limit for a median income family of a size equivalent to the number of persons residing in such household, as set forth for the County of San Francisco in California Administrative Code Section 6932.
  - (E) "Sponsor" shall mean an applicant seeking approval for construction of a project subject to this Subsection and such applicants' successors and assigns.
- (g) In the Mid-South of Market Special Use District, as described in Section 249.1 of this Code, the basic floor area ratio limit for office uses shall be 2.0 to 1.
- (h) The allowable gross floor area on a lot which is the site of an unlawfully demolished building that is governed by the provisions of Article 11 shall be the gross floor area of the demolished building for the period of time set forth in, and in accordance with the provisions of, Section 1114 of this Code, but not to exceed the basic floor area permitted by this Section.



- (i) In calculating the permitted floor area of a new structure in a C-3 district, the lot on which an existing structure is located may not be included unless the existing structure and the new structure are made part of a single development complex, the existing structure is or is made architecturally compatible with the new structure, and, if the existing structure is in a Conservation District, the existing structure meets or is made to meet the standards of Section 1109(c), and the existing structure meets or is reinforced to meet the standards for seismic loads and forces of the 1975 Building Code. Determinations under this paragraph shall be made in accordance with the provisions of Section 309.
- (j) In calculating allowable gross floor area on a preservation lot from which any TDRs have been transferred pursuant to Section 128, the amount allowed herein shall be decreased by the amount of gross floor area transferred.

#### **SEC. 125. FLOOR AREA PREMIUMS, DISTRICTS OTHER THAN NC AND C-3.**

In any district other than an NC or C-3 district in which a floor area ratio limit applies, the following premiums, where applicable, may be added to the basic floor area ratio limit to determine the maximum floor area ratio for a building or development.

- (a) For a lot or portion thereof which is defined by this Code as a corner lot, a floor area premium may be added by increasing the area of the lot or portion, for purposes of floor area computation, by 25 percent.
- (b) For a lot or portion thereof which is defined by this Code as an interior lot, and which abuts along its rear lot line upon a street or alley, a floor area premium may be added by increasing the depth of the lot or portion along such street or alley, for purposes of floor area ratio computation, by one-half the width of such street or alley or 10 feet, whichever is the lesser.

*[Sections 126 through 133 are unchanged.]*

#### **SEC. 134. REAR YARDS, R, NC, C AND M DISTRICTS.**

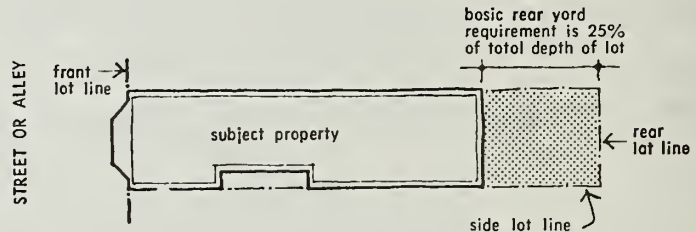
The following requirements for rear yards shall apply to every building in an R, NC-1, or NC-2 district or Individual Neighborhood Commercial District where noted in Subsection (a) and to every dwelling in a(n) NC-2, NC-3, Individual Neighborhood Commercial District where noted in Subsection (a), C or M district. Rear yards shall not be required in NC-S districts. These requirements are intended to assure the protection and continuation of established mid-block, landscaped open spaces, and maintenance of a scale of development appropriate to each district, consistent with the location of adjacent buildings.

(a) **Basic requirements.** The basic rear yard requirements shall be as follows for the districts indicated. ((Such rear yards shall be provided at grade level and at each succeeding level or story of the building; except that in RC-2, RC-3, RC-4, C and M districts such rear yards shall be provided at the lowest story occupied as a dwelling at the rear of the building, and at each succeeding story of the building.))

1. **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, RC-2, RC-3, RC-4, NC, C and M districts.** The minimum rear yard depth shall be equal to 25 per cent of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

**(A) RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, NC-1, Outer Clement Street, Haight Street, Sacramento Street, 24th Street-Noe Valley, and West Portal Avenue districts.** Rear yards shall be provided at grade level and at each succeeding level or story of the building.

**(B) NC-2, Castro Street, Inner Clement Street, Upper Fillmore Street, North Beach, Union Street, Valencia Street, 24th Street-Mission districts.** Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the first story if it contains a dwelling unit.



**(C) RC-2, RC-3, RC-4, NC-3, Broadway, Hayes-Gough, Upper Market Street, Polk Street, C and M districts.** Rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding story of the building.

2. **RH-2, RH-3, RM-1 and RM-2 districts.** The minimum rear yard depth shall be equal to 45 per cent of the total depth of the lot on which the building is situated, except to the extent that a reduction in this requirement is permitted by Subsection (c) below. Rear yards shall be provided at grade level and at each succeeding level or story of the building.

(b) **Permitted obstructions.** Only those obstructions specified in Section 136 of this Code shall be permitted in a required rear yard, and no other obstruction shall be constructed, placed or maintained within any such yard. No motor vehicle, trailer, boat or other vehicle shall be parked or stored within any such yard, except as specified in Section 136.

- (c) **Reduction of requirements in RH-2, RH-3, RM-1 and RM-2 districts.** The rear yard requirement in RH-2, RH-3, RM-1 and RM-2 districts, as stated in Paragraph (a)2 above, shall be reduced in specific situations as described in this Subsection (c), based upon conditions on adjacent lots. Under no circumstances, however, shall the minimum rear yard be thus reduced to less than a depth equal to 25 per cent of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater.
1. **General rule.** In such districts, the forward edge of the required rear yard shall be reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an average between the depths of the rear building walls of the two adjacent buildings. Provided, that in any case in which a rear yard requirement is thus reduced, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, measured as prescribed by Section 260 of this Code, or to such lesser height as may be established by Section 261 of this Code.
  2. **Alternative method of averaging.** If, under the rule stated in Paragraph (c)1 above, a reduction in the required rear yard is permitted, the reduction may alternatively be averaged in an irregular manner; provided that the area of the resulting reduction shall be no more than the product of the width of the subject lot along the line established by Paragraph (c)1 above times the reduction in depth of rear yard permitted by Paragraph (c)1; and provided further that all portions of the open area on the part of the lot to which the rear yard reduction applies shall be directly exposed laterally to the open area behind the adjacent building having the lesser depth of its rear building wall.
  3. **Method of measurement.** For purposes of this Subsection (c), an adjacent building shall mean a building on a lot adjoining the subject lot along a side lot line. In all cases the location of the rear building wall of an adjacent building shall be taken as the line of greatest depth of any portion of the adjacent building which occupies at least 1/2 the width between the side lot lines of the lot on which such adjacent building is located, and which has a height of at least 20 feet above grade, or two stories, whichever is less; excluding all permitted obstructions listed for rear yards in Section 136 of this Code. Where a lot adjoining the subject lot is vacant, or contains no dwelling or group housing structure, or is located in an RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, NC, C, M or P district, such adjoining lot shall, for purposes of the calculations in this Subsection (c), be considered to have an adjacent building upon it whose rear building wall is at a depth equal to 75 percent of the total depth of the subject lot.
  4. **Applicability to special lot situations.** In the following special lot situations, the general rule stated in Paragraph (c)1 above shall be applied as provided in this Paragraph (c)4, and the required rear yard shall be reduced if conditions on the adjacent

lot or lots so indicate and if all other requirements of this Section 134 are met.

- (A) **Corner lots and lots at alley intersections.** On a corner lot as defined by this Code, or a lot at the intersection of a street and an alley or two alleys, the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building.
- (B) **Lots abutting properties with buildings that front on another street or alley.** In the case of any lot that abuts along one of its side lot lines upon a lot with a building that fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same street or alley. In the case of any lot that abuts along both its side lot lines upon lots with buildings that front on another street or alley, both lots on which it so abuts shall be disregarded, and the minimum rear yard depth for the subject lot shall be equal to 25 percent of the total depth of the subject lot, or 15 feet, whichever is greater.
- (C) **Through lots abutting properties that contain two buildings.** Where a lot is a through lot having both its front and its rear lot line along streets, alleys, or a street and an alley, and both adjoining lots are also through lots, each containing two dwellings or group housing structures that front at opposite ends of the lot, the subject through lot may also have two buildings according to such established pattern, each fronting at one end of the lot, provided all the other requirements of this Code are met. In such cases the rear yard required by this Section 134 for the subject lot shall be located in the central portion of the lot, between the two buildings on such lot, and the depth of the rear wall of each building from the street or alley on which it fronts shall be established by the average of the depths of the rear building walls of the adjacent buildings fronting on that street or alley. In no case, however, shall the total minimum rear yard for the subject lot be thus reduced to less than a depth equal to 25 percent of the total depth of the subject lot, or to less than 15 feet, whichever is greater. Furthermore, in all cases in which this Subparagraph (c)4(C) is applied, the requirements of Section 132 of this Code for front set-back areas shall be applicable along both street or alley frontages of the subject through lot.
- (d) **Reduction of requirements in C-3 districts.** In C-3 districts, an exception to the rear yard requirements of this section may be allowed, in accordance with the provisions of Section 309, provided that the building location and configuration assure adequate light and

air to windows within the residential units and to the usable open space provided.

**(e) Modification of Requirements in NC Districts.** The rear yard requirements in NC districts may be modified or waived in specific situations as described in this Subsection (e).

**1. General.** The rear yard requirement in NC districts may be modified or waived by the Zoning Administrator pursuant to the procedures which are applicable to variances, as set forth in Sections 306.1 through 306.5 and 308.2 if all of the following criteria are met.

**(A) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; and**

**(B) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and**

**(C) The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.**

**2. Corner lots and lots at alley intersections.** On a corner lot as defined by this Code, or on a lot at the intersection of a street and an alley of at least 25 feet in width, the required rear yard may be substituted with an open area equal to 25% of the lot area which is located at the same levels as the required rear yard in an interior corner of the lot, an open area between two or more buildings on the lot, or an inner court, as defined by this Code, provided that the Zoning Administrator determines that all of the criteria described below in this Paragraph are met.

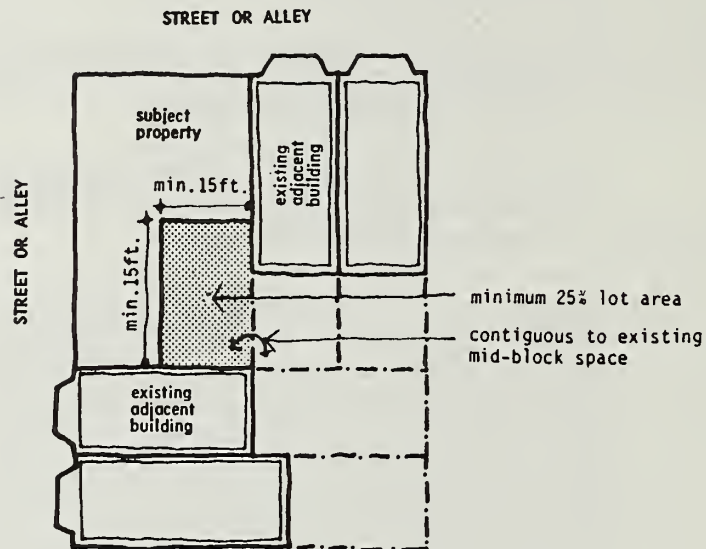
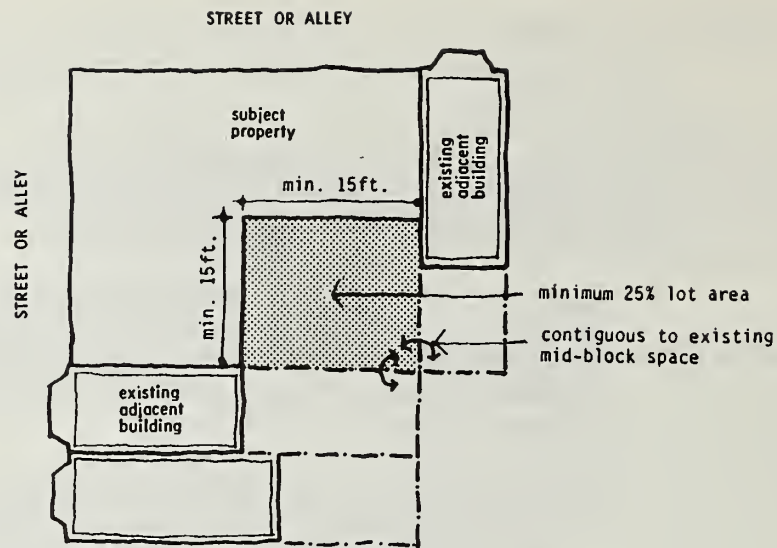
**(A) Each horizontal dimension of the open area shall be a minimum of 15 feet.**

**(B) The open area shall be wholly or partially contiguous to the existing mid-block open space formed by the rear yards of adjacent properties.**

**(C) The open area will provide for the access to light and air to and views from adjacent properties.**

**(D) The proposed new or expanding structure will provide for access to light and air from any existing or new residential uses on the subject property.**

The provisions of this Paragraph 2 of Subsection (e) shall not preclude such additional conditions as are deemed necessary by the Zoning Administrator to further the purposes of this section.



(f) **Reduction of requirements in the North of Market Residential Special Use District.** The rear yard requirement may be substituted with an equivalent amount of open space situated anywhere on the site provided that the Zoning Administrator determines that all of the following criteria are met:

1. The substituted open space in the proposed new or expanding structure will improve the access of light and air to and views from existing abutting properties; and
2. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of existing abutting properties.

This provision shall be administered pursuant to the notice and hearing procedures which are applicable to variances as set forth in Section 306.1 through 306.5 and 308.2.

**SEC. 135. USABLE OPEN SPACE, R, NC, C AND M DISTRICTS.**

Except as provided in Sections 172 and 188 of this Code, usable open space shall be provided for each dwelling and each group housing structure in R, NC, C and M districts according to the standards set forth in this section.

- (a) **Character of space provided.** Usable open space shall be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and which conform to the other requirements of this section. Such area or areas shall be on the same lot as the dwelling units (or bedrooms in group housing) they serve, and shall be designed and oriented in a manner that will make the best practical use of available sun and other climatic advantages. "Private usable open space" shall mean an area or areas private to and designed for use by only one dwelling unit (or bedroom in group housing). "Common usable open space" shall mean an area or areas designed for use jointly by two or more dwelling units (or bedrooms in group housing). In the Rincon Hill Special Use District, Residential Subdistrict, open space shall be provided as specified in Section 249.1(c)(4).
- (b) **Access.** Usable open space shall be as close as is practical to the dwelling unit (or bedroom in group housing) for which it is required, and shall be accessible from such dwelling unit or bedroom as follows:
1. Private usable open space shall be directly and immediately accessible from such dwelling unit or bedroom; and shall be either on the same floor level as such dwelling unit or bedroom, with no more than one story above or below such floor level with convenient private access.
  2. Common usable open space shall be easily and independently accessible from such dwelling unit or bedroom, or from another common area of the building or lot.
- (c) **Permitted obstructions.** In the calculation of either private or common usable open space, those obstructions listed in Sections 136 and 136.1 of this Code for usable open space shall be permitted.
- (d) **Amount required.** Usable open space shall be provided for each building in the amounts specified herein and in the following Table 3 for the district in which the building is located; provided, however, that in the Rincon Hill Special Use District, Residential Subdistrict, open space shall be provided in the amounts specified in Section 249.1(c)(4).

In Neighborhood Commercial districts, the amount of usable open space to be provided shall be the amount required in the nearest Residential district, but the minimum amount of open space required shall be in no case greater than the amount set forth in Table 3 for the district in which the building is located. The distance to each

**TABLE 3  
MINIMUM USABLE OPEN SPACE**

<u>District</u>	<u>Square Feet Of Usable Open Space Required For Each Dwelling Unit If All Private</u>	<u>Ratio of Common Usable Open Space That May Be Substituted for Private</u>
RH-1(D), RH-1	300	1.33
RH-1(S)	300 for first unit; 100 for minor second unit	1.33
RH-2	125	1.33
RH-3	100	1.33
RM-1, RC-1	100	1.33
RM-2, RC-2	80	1.33
RM-3, RC-3	60	1.33
RM-4, RC-4	36	1.33
C-3, C-M, M-1, M-2	36	1.33
C-1, C-2	Same as for the R district establishing the dwelling unit density ratio for the C-1 or C-2 district property	
<u>NC-1,</u> <u>NC-2,</u> <u>NC-S,</u> <u>Sacramento Street,</u> <u>West Portal Avenue</u>	}	<u>Same as for the nearest R district but in case less than</u>
		<u>100</u> <u>1.33</u>
<u>NC-3,</u> <u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>Union Street,</u> <u>Valencia Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley</u>	}	<u>Same as for the nearest R district but in case less than</u>
		<u>80</u> <u>1.33</u>
<u>Broadway,</u> <u>Hayes-Gough,</u> <u>Upper Market Street,</u> <u>North Beach,</u> <u>Polk Street</u>	}	<u>Same as for the nearest R district but in case less than</u>
		<u>60</u> <u>1.33</u>



Residential district shall be measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever requires less open space.

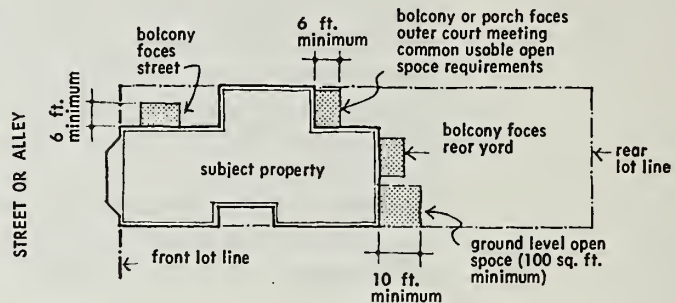
1. For dwellings, except as provided in Paragraph (d)3 below, the minimum amount of usable open space to be provided for use by each dwelling unit shall be as specified in the second column of the table if such usable open space is all private. Where common usable open space is used to satisfy all or part of the requirement for a dwelling unit, such common usable open space shall be provided in an amount equal to 1.33 square feet for each one square foot of private usable open space specified in the second column of the table. In such cases, the balance of the required usable open space may be provided as private usable open space, with full credit for each square foot of private usable open space so provided.
2. For group housing structures, the minimum amount of usable open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling unit as specified in Paragraph (d)1 above. For purposes of these calculations, the number of bedrooms on a lot shall in no case be considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two beds shall be considered equivalent to one bedroom.
3. For dwellings specifically designed for and occupied by senior citizens or physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code, the minimum amount of usable open space to be provided for use by each dwelling unit shall be 1/2 the amount required for each dwelling unit as specified in Paragraph (d)1 above.

(e) **Slope.** The slope of any area credited as either private or common usable open space shall not exceed five percent.

(f) **Private usable open space: additional standards.**

1. **Minimum dimensions and minimum area.** Any space credited as private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court.
2. **Exposure.** In order to be credited as private usable open space, an area must be kept open in the following manner:
  - (A) For decks, balconies, porches and roofs, at least 30 percent of the perimeter must be unobstructed except for necessary railings.

- (B) In addition, the area credited on a deck, balcony, porch or roof must either face a street, face or be within a rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space as specified in Paragraph 135(g)1 below.



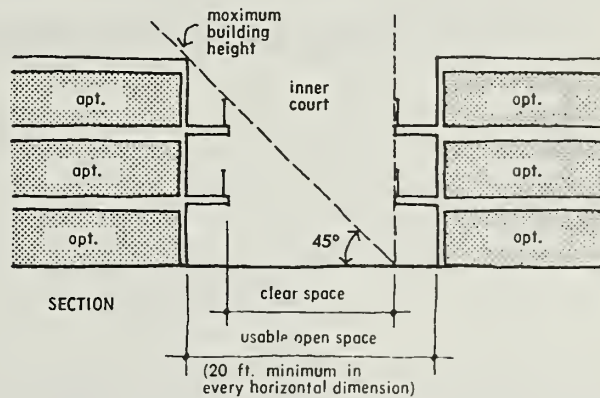
- (C) Areas within inner and outer courts, as defined by this Code, must either conform to the standards of Subparagraph (f)2(B) above or be so arranged that the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court, regardless of the permitted obstruction referred to in Subsection 135(c) above.

3. **Fire escapes as usable open space.** Normal fire escape grating shall not be considered suitable surfacing for usable open space. The steps of a fire escape stairway or ladder, and any space less than six feet deep between such steps and a wall of the building, shall not be credited as usable open space. But the mere potential use of a balcony area for an emergency fire exit by occupants of other dwelling units (or bedrooms in group housing) shall not prevent it from being credited as usable open space on grounds of lack of privacy or usability.
4. **Use of Solariums.** In C-3 districts, the area of a totally or partially enclosed solarium shall be credited as private usable open space if (i) such area is open to the outdoors through openings or clear glazing on not less than 50 percent of its perimeter and (ii) not less than 30 percent of its overhead area and 25 percent of its perimeter are open or can be opened to the air.

(g) **Common usable open space: additional standards.**

1. **Minimum dimensions and minimum area.** Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

2. **Use of inner courts.** The area of an inner court, as defined by this Code, may be credited as common usable open space, if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area; and if (regardless of the permitted obstructions referred to in Subsection 135(c) above) the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.



3. **Use of solariums.** The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area; provided, however, that the Rincon Hill Special Use District, Residential Subdistrict, open space credit for solariums shall be as provided in Section 249.1(c)(4)(E).

## SEC. 136.

### OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED SETBACKS, YARDS AND USABLE OPEN SPACE.

- (a) The following obstructions shall be permitted, in the manner specified, as indicated by the symbol "X" in the columns at the left, within the required open areas listed herein:
1. Projections from a building or structure extending over a street or alley as defined by this Code. Every portion of such projections over a street or alley shall provide a minimum of 7-1/2 feet of vertical clearance from the sidewalk or other surface above which it is situated, or such greater vertical clearance as may be required by the San Francisco Building Code, unless the contrary is stated below. The permit under which any such projection over a street or alley is erected over public property shall not be construed to create any perpetual right but is a revocable license.

2. Obstructions within legislated set-back lines and front set-back areas, as required by Sections 131 and 132 of this Code.
3. Obstructions within side yards and rear yards, as required by Sections 133 and 134 of this Code.
4. Obstructions within usable open space, as required by Section 135 of this Code.

(b) No obstruction shall be constructed, placed or maintained in any such required open area except as specified in this section.

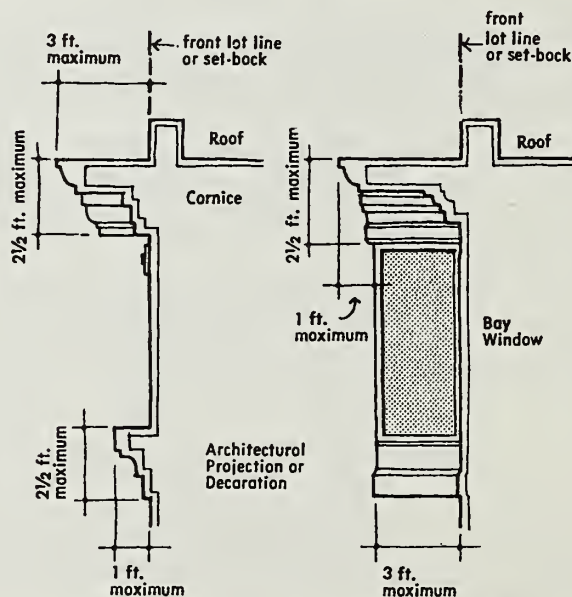
(c) The permitted obstructions shall be as follows:

Streets and Alleys	Setbacks	Yards	Usable Open Space
X	X	X	X

1. Overhead horizontal projections (leaving at least 7-1/2 feet of headroom) of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, with a vertical dimension of no more than two feet six inches, not increasing the floor area or the volume of space enclosed by the building, and not projecting more than:

(A) At roof level, three feet over streets and alleys and into set-backs, or to a perimeter in such required open areas parallel to and one foot outside the surfaces of bay windows immediately below the features, whichever is the greater projection;

(B) At every other level, one foot over streets and alleys and into set-backs; and



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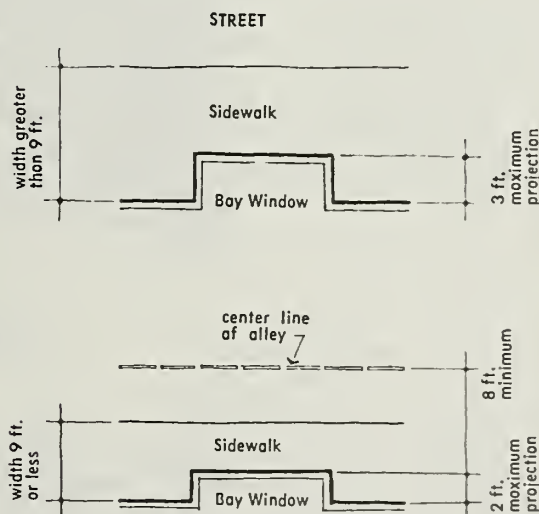
Streets and Alleys	Setbacks	Yards	Usable Open Space
X	X	X	X

(C) Three feet into yards and usable open space, or 1/6 of the required minimum dimensions (when specified) of such open areas, whichever is less.

2. Bay (Projecting) windows, balconies (other than balconies used for primary access to two or more dwelling units or two or more bedrooms in group housing), and similar features that increase either the floor area of the building or the volume of space enclosed by the building above grade, when limited as specified herein. With respect to obstructions within yards and usable open space, the bay windows and balconies specified in Paragraph (c)3 below shall be permitted as an alternative to those specified in this Paragraph (c)2.

(A) The minimum headroom shall be 7-1/2 feet.

(B) Projection into the required open area shall be limited to three feet; provided that projection over streets and alleys shall be further limited to two feet where the sidewalk width is nine feet or less, and the projection shall in no case be closer than eight feet to the center line of any alley.

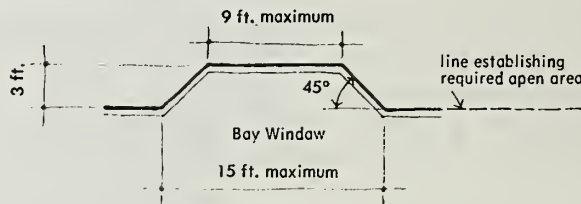


(C) The glass areas of each bay window, and the open portions of each balcony, shall be not less than 50 per cent of the sum of the areas of the vertical surfaces of such bay window or balcony above the required open area. At least 1/3 of such required glass area of such bay window, and open portions of such balcony, shall be on one or more vertical surfaces situated at an angle of not less than 30

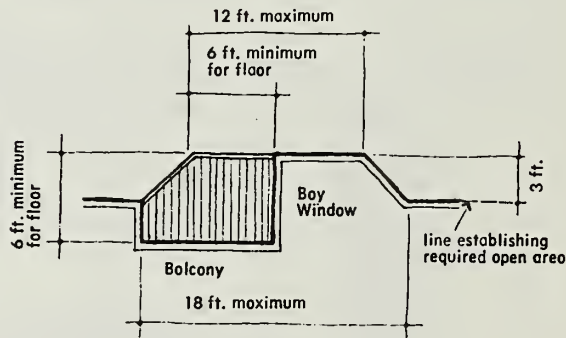
Streets and Alleys	Setbacks	Yards	Usable Open Space

degrees to the line establishing the required open area. In addition, at least 1/3 of such required glass area or open portions shall be on the vertical surface parallel to, or most nearly parallel to, the line establishing each open area over which the bay window or balcony projects.

- (D) The maximum length of each bay window or balcony shall be 15 feet at the line establishing the required open area, and shall be reduced in proportion to the distance from such line by means of 45 degree angles drawn inward from the ends of such 15-foot dimension, reaching a maximum of nine feet along a line parallel to and at a distance of three feet from the line establishing the required open area.



- (E) Where a bay window and a balcony are located immediately adjacent to one another, and the floor of such balcony in its entirety has a minimum horizontal dimension of six feet, the limitations of Subparagraph (c)2(D) above shall be increased to a maximum length of 18 feet at the line establishing the required open area, and a maximum of 12 feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

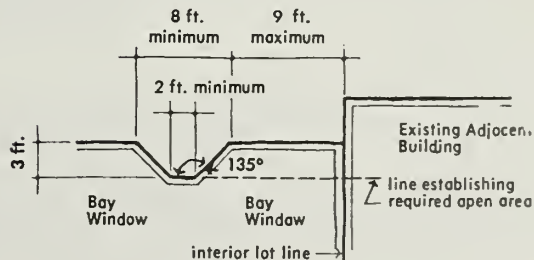
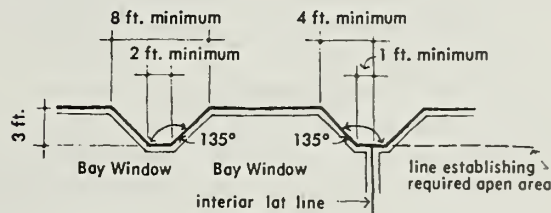


- (F) The minimum horizontal separation between bay windows, between balconies, and between bay windows and balconies (except where a bay window

Streets and Alleys	Setbacks	Yards	Usable Open Space
		X	X

and a balcony are located immediately adjacent to one another, as provided for in Subparagraph (c)2(E) above), shall be two feet at the line establishing the required open area, and shall be increased in proportion to the distance from such line by means of 135 degree angles drawn outward from the ends of such two-foot dimension, reaching a minimum of eight feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

- (G) Each bay window or balcony over a street or alley, set-back or rear yard shall also be horizontally separated from interior lot lines (except where the wall of a building on the adjoining lot is flush to the interior lot line immediately adjacent to the projecting portions of such bay window or balcony) by not less than one foot at the line establishing the required open area, with such separation increased in proportion to the distance from such line by means of a 135 degree angle drawn outward from such one-foot dimension, reaching a minimum of four feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

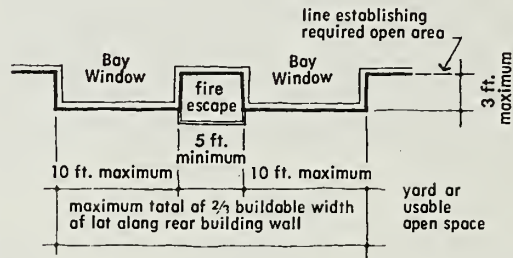


- 3. Bay (projecting) windows, balconies (other than balconies used for primary access to two or more dwelling units or two or more bedrooms in group housing), and similar features that increase either the floor area of the building or the volume of space enclosed by the building

Streets and Alleys	Setbacks	Yards	Usable Open Space
X	X	X	X

above grade, when limited as specified herein. With respect to obstructions within yards and usable open space, the bay windows and balconies specified in Paragraph (c)2 above shall be permitted as an alternative to those specified in this Paragraph (c)3.

- (A) The minimum headroom shall be 7-1/2 feet.
- (B) Projection into the required open area shall be limited to three feet, or 1/6 of the required minimum dimension (when specified) of the open area, whichever is less.
- (C) In the case of bay windows, the maximum length of each bay window shall be 10 feet, and the minimum horizontal separation between bay windows shall be five feet, above all parts of the required open area.
- (D) The aggregate length of all bay windows and balconies projecting into the required open area shall be no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the length of all open areas along the buildable length of an interior side lot line; in the case of yards, these limits on aggregate length shall apply to the aggregate of all bay windows, balconies, fire escapes and chimneys.

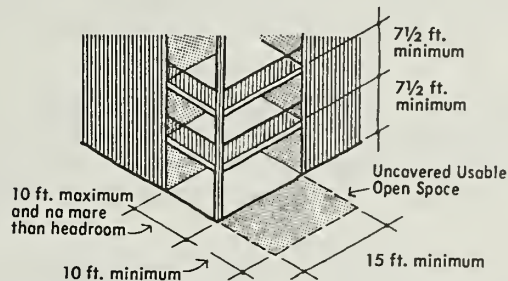


- 4. Fire escapes, leaving at least 7-1/2 feet of headroom exclusive of drop ladders to grade, and not projecting more than necessary for safety or in any case more than four feet six inches into the required open area. In the case of yards, the aggregate length of all bay windows, balconies, fire escapes and chimneys that extend into the required open area shall be no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the buildable length of an interior side lot line.



Streets and Alleys	Setbacks	Yards	Usable Open Space
			X
		X	
X			
X			
X	X		
X	X		
X	X		

5. Overhead horizontal projections other than those listed in Paragraphs (c)1, 2, 3 and 4 above, leaving at least 7-1/2 feet of headroom, where the depth of any such projection is no greater than the headroom it leaves, and in no case is greater than 10 feet; and provided that, in the case of common usable open space at ground level, the open space under the projection directly adjoins uncovered usable open space that is at least 10 feet in depth and 15 feet in width.



6. Chimneys not extending more than three feet into the required open area or 1/6 of the required minimum dimension (when specified) of the open area, whichever is less; provided, that the aggregate length of all bay windows, balconies, fire escapes and chimneys that extend into the required open area is no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the buildable length of an interior side lot line.

7. Temporary occupancy of street and alley areas during construction and alteration of buildings and structures, as regulated by the Building Code and other portions of the Municipal Code.

8. Space below grade, as regulated by the Building Code and other portions of the Municipal Code.

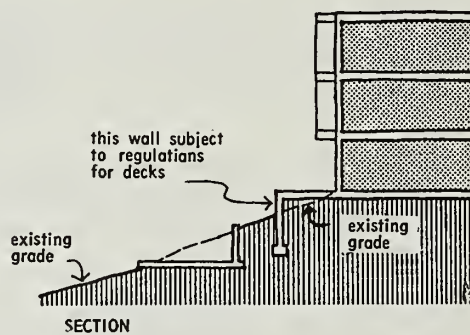
9. Building curbs and buffer blocks at ground level, not exceeding a height of nine inches above grade or extending more than nine inches into the required open area.

10. Signs as regulated by Article 6 of this Code, at locations and to the extent permitted therein.

11. Flag poles for projecting flags permitted by Article 6 of this Code.

Streets and Alleys	Setbacks	Yards	Usable Open Space
X	X		
	X	X	X
	X	X	X
X	X	X	X
	X	X	X
	X	X	X
		X	X

12. Marquees, awnings and canopies in P, NC, C, and M districts, as regulated by the Building Code and as further limited in Section 136.1 and other provisions of this Code.
13. Retaining walls that are necessary to maintain approximately the grade existing at the time of construction of a building. Other retaining walls and the grade maintained by them shall be subject to the same regulations as decks (see Paragraphs (c)24 and (c)25 below).

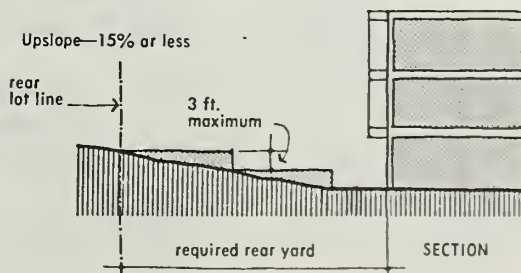
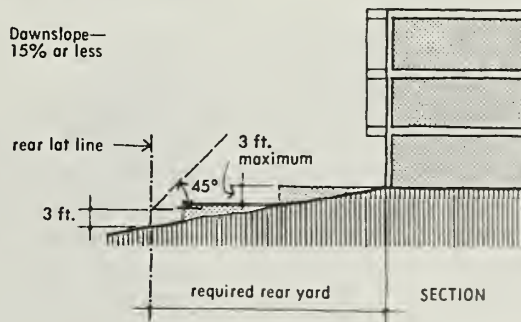


14. Steps of any type not more than three feet above grade; and uncovered stairways and landings not extending higher than the floor level of the adjacent first floor of occupancy above the ground story, and, in the case of yards and usable open space, extending no more than six feet into the required open area for any portion that is more than three feet above grade, provided that all such stairways and landings shall occupy no more than 2/3 the buildable width of the lot along a front or rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the length of all open areas along the buildable length of an interior side lot line.
15. Railings no more than three feet six inches in height above any permitted step, stairway, landing, fire escape, deck, porch or balcony, or above the surface of any other structure permitted in the required open area.
16. Decorative railings and decorative grille work, other than wire mesh, at least 75 percent open to perpendicular view and no more than six feet in height above grade.
17. Fences no more than three feet in height above grade.
18. Fences and wind screens no more than six feet in height above grade.

Streets and Alleys	Setbacks	Yards	Usable Open Space
		X	
		X	X
	X	X	X
		X	X
		X	
		X	

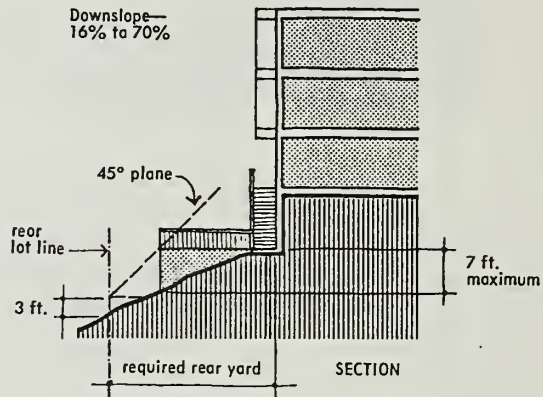
19. Fences and wind screens no more than 10 feet in height above grade.
20. Normal outdoor recreational and household features such as play equipment and drying lines.
21. Landscaping and garden furniture.
22. Garden structures enclosed by walls on no more than 50 percent of their perimeter, such as gazebos and sunshades, if no more than eight feet in height above grade and covering no more than 60 square feet of land.
23. Other structures commonly used in gardening activities, such as greenhouses and sheds for storage of garden tools, if no more than eight feet in height above grade and covering no more than 100 square feet of land.
24. Decks, whether attached to a building or not, at or below the adjacent first floor of occupancy, if developed as usable open space and meeting the following requirements:

(A) Slope of 15 percent or less. The floor of the deck shall not exceed a height of three feet above grade at any point in the required open area, nor shall such floor penetrate a plane made by a vertical angle 45 degrees above horizontal with its vertex three feet above grade at any lot line bordering the required open area.



Streets and Alleys	Setbacks	Yards	Usable Open Space

(B) Slope of more than 15 percent and no more than 70 percent. The floor of the deck shall not exceed a height of three feet above grade at any point along any lot line bordering the required open area, nor shall such floor penetrate a plane made by a vertical angle 45 degrees above horizontal with its vertex three feet above grade at any lot line bordering the required open area, except that when two or more lots are developed with adjacent decks whose floor levels differ by not more than three feet, whether or not the lots will remain in the same ownership, each deck may come all the way to the lot line adjacent to the other deck. In addition, the vertical distance measured up from grade to the floor of the deck shall not exceed seven feet at any point in the required open area.



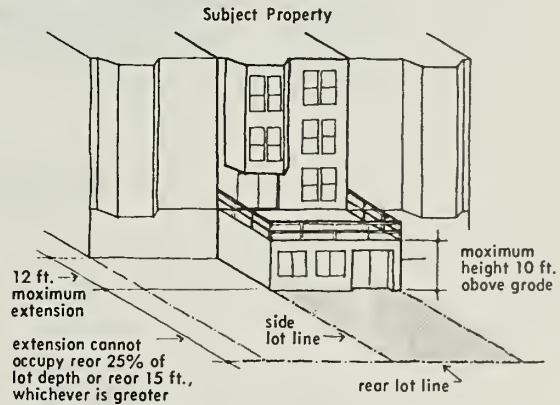
(C) Slope of more than 70 percent. Because in these cases the normal usability of the required open area is seriously impaired by the slope, a deck covering not more than 1/3 the area of the required open area may be built exceeding the heights specified above, provided that the light, air, view, and privacy of adjacent lots are not seriously affected. Each such case shall be considered on its individual merits. However, the following points shall be considered guidelines in these cases:

- (i) The deck shall be designed to provide the minimum obstruction to light, air, view and privacy.
- (ii) The deck shall be at least two feet inside all side lot lines.

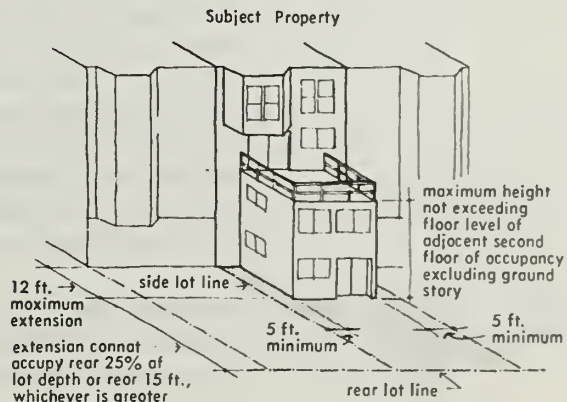
Streets and Alleys	Setbacks	Yards	Usable Open Space
		X	

(iii) On downhill slopes, a horizontal angle of 30 degrees drawn inward from each side lot line at each corner of the rear building line shall be maintained clear and the deck shall be kept at least 10 feet inside the rear lot line.

25. Except in required side yards, decks, and enclosed and unenclosed extensions of buildings, when limited as specified herein.
- (A) The structure shall extend no more than 12 feet into the required open area; and shall not occupy any space within the rear 25 percent of the total depth of the lot, or within the rear 15 feet of the depth of the lot, or within the rear 15 feet of the depth of the lot, whichever is greater.
- (B) Within all parts of the required open area, the structure shall be limited in height to either:
- (i) 10 feet above grade; or



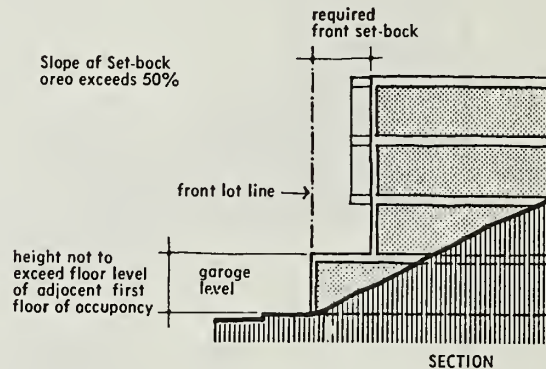
(ii) A height not exceeding the floor level of the second floor of occupancy, excluding the ground story, at the rear of the building on the subject property, in which case the structure shall be no closer than five feet to any interior side lot line.



Streets and Alleys	Setbacks	Yards	Usable Open Space
		X	
	X		
			X
			X

(C) Any fence or wind screen extending above the height specified in Subparagraph (C)25(B) shall be limited to six feet above such height; shall be no closer to any interior side lot line than one foot for each foot above such height; and shall have not less than 80 percent of its surfaces above such height composed of transparent or translucent materials.

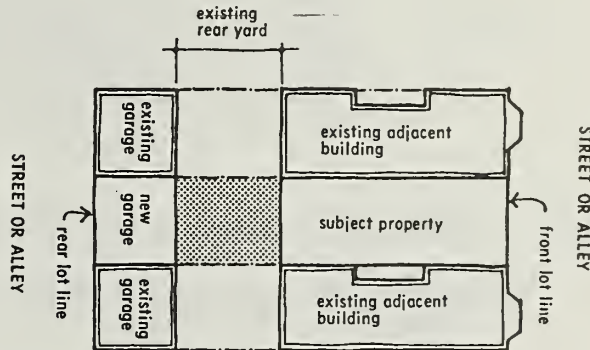
- 26. Garages which are under ground, or under decks conforming to the requirements of Paragraph (c)24 or (c)25 above, if their top surfaces are developed as usable open space, provided that no such garage shall occupy any area within the rear 15 feet of the depth of the lot.
- 27. Garages, where the average slope of the required open area ascends from the street lot line to the line at the set-back and exceeds 50 percent, provided the height of the garage is limited to 10 feet above grade, or the floor level of the adjacent first floor of occupancy on the subject property, whichever height is less.



- 28. Garages, where both adjoining lots (or the one adjoining lot where the subject property is a corner lot) contain a garage structure within the required set-back line or front set-back area on the same street or alley frontage, provided the garage on the subject property does not exceed the average of the two adjacent garage structures (or the one adjacent garage structure where the subject property is a corner lot) in either height above grade or extension into the required set-back.
- 29. Garages, where the subject property is a through lot having both its front and its rear lot line along streets, alleys, or a street and an alley, and both adjoining lots (or

Streets and Alleys	Setbacks	Yards	Usable Open Space
	X	X	

the one adjoining lot where the subject property is also a corner lot) contain a garage structure adjacent to the required rear yard on the subject property, provided the garage on the subject property does not exceed the average of the two adjacent garage structures (or the one adjacent garage structure where the subject property is a corner lot) in either height above grade or encroachment upon the required rear yard.



30. Driveways, for use only to provide necessary access to required or permitted parking that is located on the subject property other than in a required open area, and where such driveway has only the minimum width needed for such access.

(d) Notwithstanding the limitations of subsection (c) of this section, the following provisions shall apply in C-3 districts.

1. **Decorative Architectural Features.** Decorative architectural features not increasing the interior floor area or volume of the space enclosed by the building are permitted over streets and alleys and into setbacks within the maximum vertical and horizontal dimensions described as follows:

(A) At roof level, decorative features such as cornices, eaves, and brackets may project four feet with a maximum vertical dimension no greater than 6 feet.

- (B) At all levels above the area of minimum vertical clearance required in subsection (a)1 above, decorative features, such as belt courses, entablatures, and bosses, may project 2 feet with a maximum vertical dimension of 4 feet.
  - (C) At all levels above the area of minimum vertical clearance required by subsection (a)1 above, vertical decorative features, such as pilasters, columns, and window frames (including pediment and sills), with a cross sectional area of not more than 3 square feet at midpoint, may project 1 foot horizontally.
2. **Bay Windows.** Notwithstanding the provisions of subsections (c)2, (D) and (F) of this section, bay windows on nonresidential floors of a structure are permitted only if the width of the bay is at least two times its depth, the total width of all bays on a facade plane does not exceed one-half of the width of the facade plane, and the maximum horizontal (plan) dimensions of the bay fit within the dimensions set forth in the diagram below.

**SEC. 136.1. AWNINGS, CANOPIES AND MARQUEES IN NC DISTRICTS.**

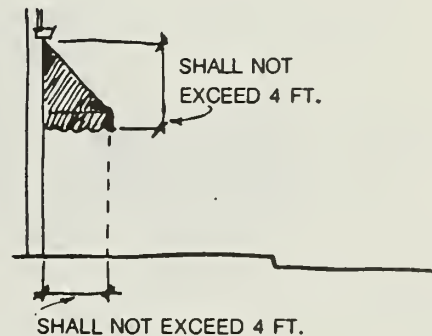
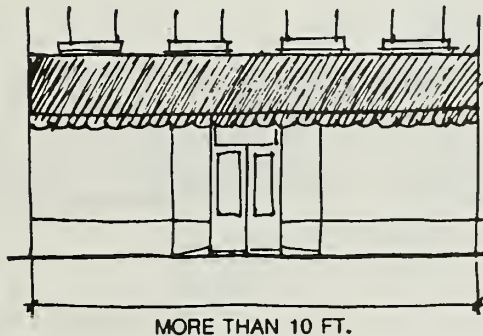
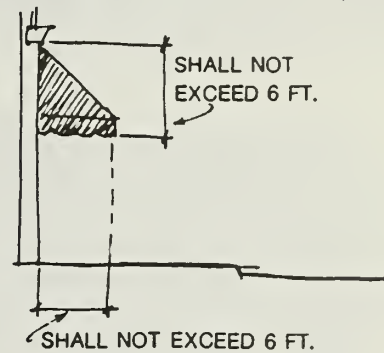
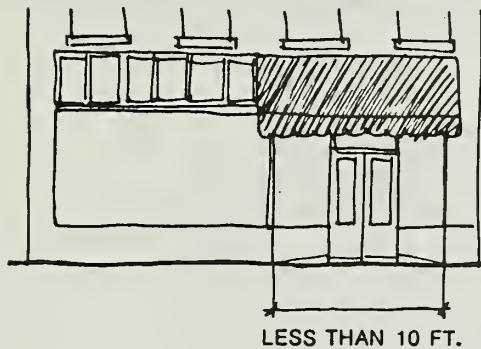
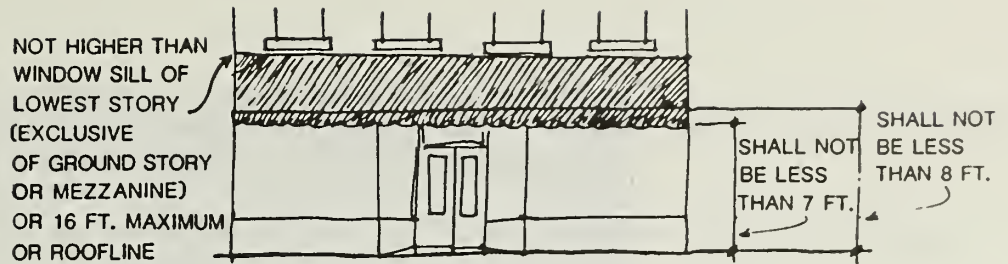
In addition to the limitations of Section 136, especially Paragraph 136(c)12, the following provisions shall apply in NC districts.

- (a) **Awnings.** Awnings, as defined in Section 790.20 of this Code, shall be regulated in NC districts below.

All portions of any permitted awning shall be not less than 8 feet above the finished grade, excluding any valance which shall not be less than 7 feet above the finished grade. No portion of any awning shall be higher than the window-sill level of the lowest story (if any) exclusive of the ground story and mezzanine, provided that no such awning shall in any case exceed a height of 16 feet or the roofline of the building to which it is attached, whichever is lower.

- 1. **NC-1 districts.** The horizontal projection of any awning shall not exceed 4 feet from the face of a building. The vertical distance from the top to the bottom of any awning shall not exceed 4 feet, including any valance.
- 2. **All other NC districts.** When the width of all awnings is 10 feet or less along the direction of the street, the horizontal projection of such awnings shall not exceed 6 feet from the face of any supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed 6 feet, including any valance. When the width of all awnings exceeds 10 feet measured along the direction of the street, the horizontal projection of such awnings shall not exceed 4 feet from the face of the supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed 4 feet, including any valance.

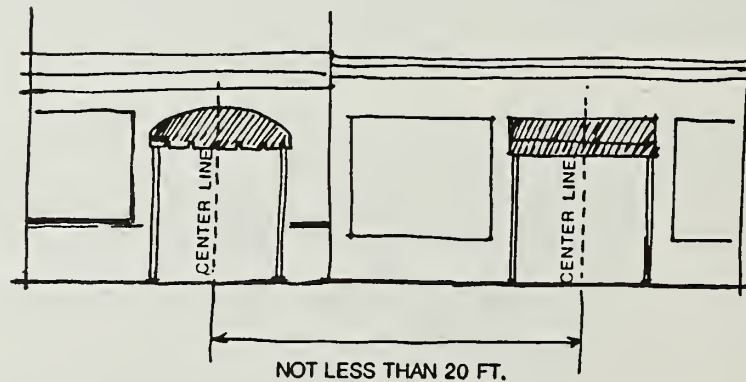
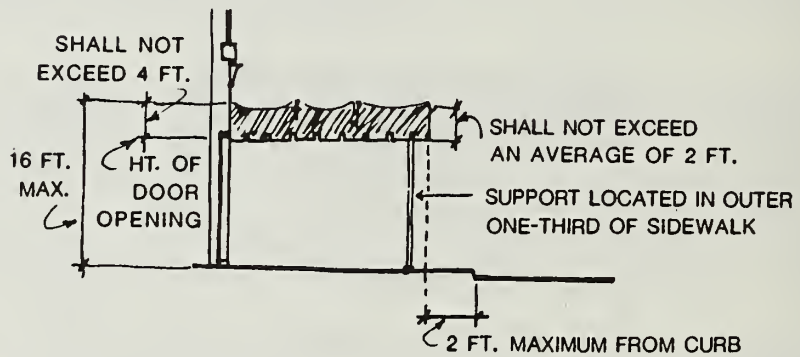
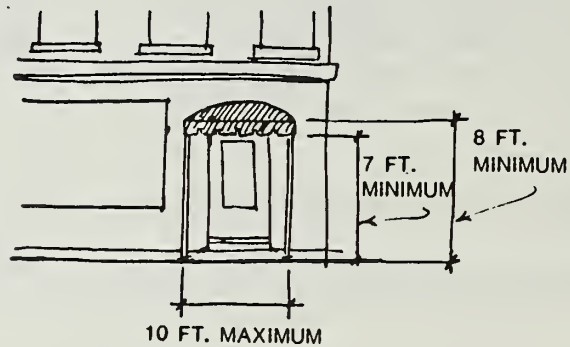




**(b) Canopies.** Canopies, as defined in Section 790.26 of this Code, shall be regulated in NC districts below.

1. **NC-1 Districts.** No canopy shall be permitted in any NC-1 district.
2. **All other NC districts.** The maximum width of any canopy shall be 10 feet. The horizontal projection of any canopy may extend to a point not closer than 2 feet from the curb. The outer

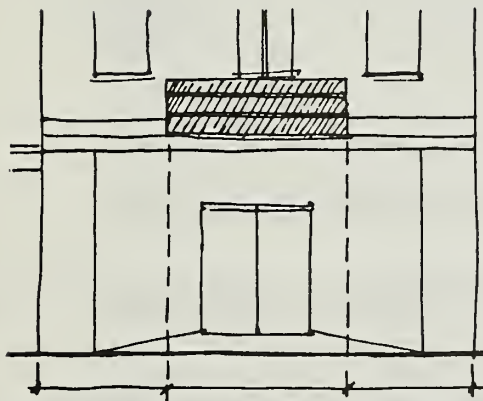
column support shall be located in the outer one-third of the sidewalk. The vertical distance from the top to the bottom of the canopy shall not exceed an average of 2 feet, including any valance. The highest point of the canopy shall not exceed a point 4 feet above the door opening or 16 feet, whichever is less. All portions of any canopy, excluding the column supports and excluding any valance which may be not less than 7 feet above the finished grade, shall be not less than 8 feet above the finished grade. Canopies shall not be spaced closer than 20 feet from each other, measured from center line to center line.



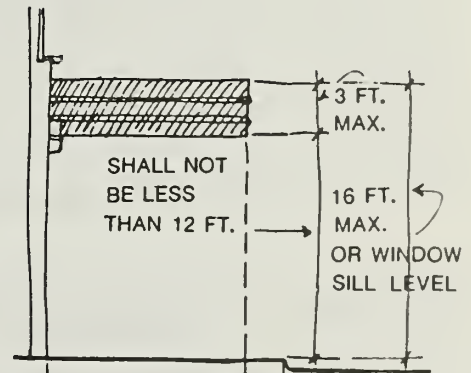
**(c) Marquees.** Marquees, as defined in Section 790.58 of this Code, shall be regulated in NC districts below.

1. **NC-1 Districts.** No marquee shall be permitted in any NC-1 district.
2. **All other NC districts.** The vertical distance from the top to the bottom of any marquee shall not exceed 3 feet and the horizontal projection shall not extend beyond a point not closer than 2 feet from the curb.

**(A)** A marquee projecting more than two-thirds of the distance from the property line to the curb line shall not exceed 10 feet or 50 percent of the length of the building, along the direction of the street, whichever is less. All portions of such marquee shall be not less than 12 feet nor more than 16 feet in height above the finished grade, nor higher than the window-sill level exclusive of the ground story and mezzanine. Each building frontage shall be considered separately.

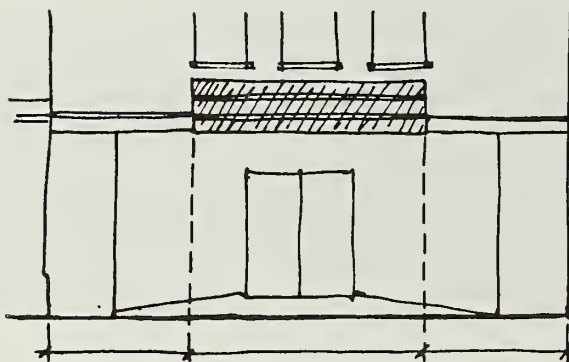


LENGTH OF MARQUEE SHALL NOT EXCEED 10 FT. OR 50% OF BUILDING LENGTH

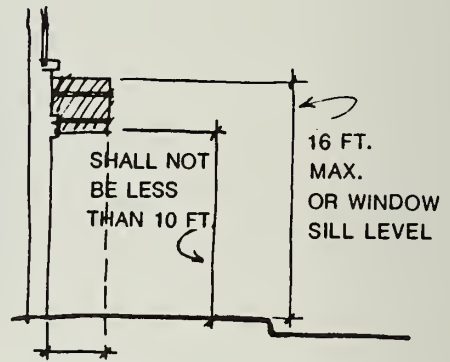


MORE THAN TWO-THIRDS DISTANCE TO CURB LINE

**(B)** A marquee projecting less than two-thirds of the distance from the property line to the curb line shall not exceed 25 feet or 50 percent of the length of the building along the direction of the street, whichever is less. All portions of such marquee shall be not less than 10 feet nor more than 16 feet above the finished grade, nor higher than the window-sill level or windows on the building facade on which the marquee is placed, exclusive of the ground story and mezzanine. Each building frontage shall be considered separately.



LENGTH OF MARQUEE SHALL NOT EXCEED 25 FT. OR 50% OF BUILDING LENGTH



SHALL NOT BE LESS THAN 10 FT

LESS THAN TWO-THIRDS DISTANCE TO CURB LINE

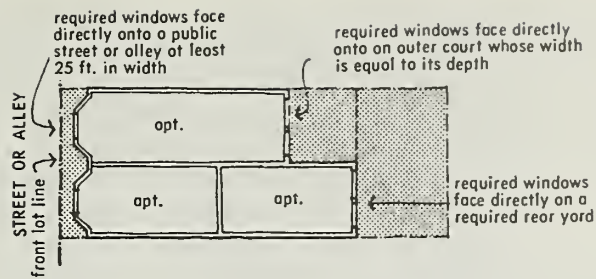
16 FT. MAX. OR WINDOW SILL LEVEL

*[Sections 137 through 139 are unchanged.]*

**SEC. 140.**

**ALL DWELLING UNITS TO FACE ON OPEN AREA, R, NC, C, AND M DISTRICTS.**

- (a) In each dwelling unit in an R, NC, C, or M district, the required windows (as defined by Section 501.4 of the San Francisco Housing Code) of at least one room that meets the 120-square foot minimum superficial floor area requirement of Section 501.1 of the Housing Code shall face directly on an open area of one of the following types:
1. A public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; provided that if such windows are on an outer court whose width is less than 25 feet the depth of such court shall be no greater than its width; or



2. An open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed (except for fire escapes not projecting more than necessary for safety and in no case more than 4 feet 6 inches, chimneys, and those obstructions permitted in Sections 136(c)14, 15, 16, 19, 20 and 29 of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

#### SEC. 141. SCREENING OF ROOFTOP FEATURES R, NC, C, AND M DISTRICTS.

- (a) In R, NC, C, and M districts, rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be exempted from this regulation.
- (b) In C-3 districts, whenever the enclosure or screening of the features listed in Section 260(b)(1)A and B, will be visually prominent, modifications may, in accordance with provisions of Section 309, be required in order to insure that: (1) the enclosure or screening is designed as a logical extension of the building form and an integral part of the overall building design; (2) its cladding and detailing is comparable in quality to that of the rest of the building; (3) if enclosed or screened by additional volume, as authorized by Section 260(b), the rooftop form is appropriate to the nature and proportions of the building, and is designed to obscure the rooftop equipment and appurtenances and to provide a more balanced and graceful silhouette for the top of the building or structure; and (4) the additional building volume is not distributed in a manner which simply extends vertically the walls of the building.

- (c) In the Rincon Hill Special Use District mechanical equipment and appurtenances shall be enclosed in such a manner that (1) the enclosure is designed as a logical extension of the building form and an integral part of the overall building design; (2) its cladding and detailing is comparable in quality to that of the rest of the building; (3) if screened by additional volume, as authorized by Section 260(b), the rooftop form is appropriate to the nature and proportions of the building, and is designed to obscure the rooftop equipment and appurtenances and to provide a more balanced and graceful silhouette for the top of the building or structure; and (4) the additional building volume is not distributed in a manner which simply extends vertically the walls of the building.

**SEC. 142. SCREENING OF PARKING AREAS, R AND NC DISTRICTS.**

Off-street parking areas in R and NC districts shall be screened as provided in this section.

- (a) Every off-street parking space within a building, where not enclosed by solid building walls, shall be screened from view from all streets and alleys through use of garage doors or by some other means.
- (b) Along rear yard areas and other interior open spaces, all off-street parking spaces, driveways and maneuvering areas within buildings shall be screened from view and confined by solid building walls.
- (c) Off-street parking spaces in parking lots shall meet the requirements of Section 156 and other applicable provisions of Article 1.5 of this Code. Such parking areas shall be screened from view as provided in Section 156(d) of this Code.

**SEC. 143. STREET TREES, R, NC, C-3 DISTRICTS.**

- (a) In any R, NC, or C-3 district, street trees shall be installed by the owner or developer in the case of construction of a new building, relocation of a building, or addition of floor area equal to 20 percent or more of an existing building.
- (b) The street trees installed shall be a minimum of one tree of 15 gallon size for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Such trees shall be located either within a set-back area on the lot or within the public right-of-way along such lot.
- (c) The species of trees selected shall be suitable for the site, and in the case of trees installed in the public right-of-way the species and locations shall be subject to approval by the Department of Public Works. Procedures and other requirements for the installation, maintenance and protection of trees in the public right-of-way shall be as set forth in Article 16 of the Public Works Code.

- (d) In any case in which the Department of Public Works cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 143 may be modified or waived by the Zoning Administrator to the extent necessary.
- (e) In C-3 districts, the Zoning Administrator may allow the installation of planter boxes or tubs or similar landscaping in place of trees when that is determined to be more desirable in order to make the landscaping compatible with the character of the surrounding area, or may waive the requirement where landscaping is considered to be inappropriate because it conflicts with policies of the Downtown Plan, a component of the Master Plan, such as the policy favoring unobstructed pedestrian passage.

*[Sections 144 and 145 are unchanged.]*

**SEC. 145.1. STREET FRONTAGES, NEIGHBORHOOD COMMERCIAL DISTRICTS.**

In order to preserve, enhance and promote attractive, clearly defined street frontages which are appropriate and compatible with the buildings and uses in Neighborhood Commercial districts and adjacent districts, the following requirements shall apply to new structures or alterations to existing structures involving a change in the level of the first story or a change in the facade at the street frontage at the first story and below, where such structure is located along any block frontage that is entirely within an NC district.

In NC-S districts, the applicable frontage shall be the primary facade(s) which contain customer entrances to commercial spaces.

- (a) If such structures contain any of the permitted uses in the Zoning Control Categories listed below, at least one-half the total width of such new or altered structures at the commercial street frontage shall be devoted to entrances to commercially-used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, untinted glass, except for decorative or architectural accent. Any decorative railings or decorative grille work, other than wire mesh, which is placed in front of or behind such windows, shall be at least 75 per cent open to perpendicular view and no more than six feet in height above grade.

<u>No.</u>	<u>Zoning Control Category</u>
<u>.40</u>	<u>Other Retail Sales and Services</u>
<u>.41</u>	<u>Bar</u>
<u>.42</u>	<u>Full-Service Restaurant</u>
<u>.43</u>	<u>Small Fast Food Restaurant</u>
<u>.44</u>	<u>Large Fast Food Restaurant</u>
<u>.45</u>	<u>Take Out Food</u>

<u>No.</u>	<u>Zoning Control Category</u>
<u>.46</u>	<u>Movie Theater</u>
<u>.49</u>	<u>Financial Service</u>
<u>.50</u>	<u>Limited Financial Service</u>
<u>.51</u>	<u>Medical Service</u>
<u>.52</u>	<u>Personal Service</u>
<u>.53</u>	<u>Business or Professional Service</u>
<u>.55</u>	<u>Tourist Hotel</u>
<u>.61</u>	<u>Automobile Sale or Rental</u>
<u>.62</u>	<u>Animal Hospital</u>
<u>.65</u>	<u>Trade Shop</u>
<u>.70</u>	<u>Administrative Service</u>

- (b) In all NC districts other than NC-S districts, no more than one-third of the width of such new or altered structure, parallel to and facing such street, shall be devoted to ingress/egress to parking, provided that in no case shall such ingress/egress exceed 20 feet in width or be less in width than eight feet for garages containing up to three cars, nine feet for garages containing up to ten cars, and ten feet for garages containing up to 50 cars.

In NC-S districts, no more than one-third or 50 feet, whichever is less, of each lot frontage shall be devoted to ingress/egress of parking, provided that each such ingress/egress shall not be less than 10 feet in which for single directional movement or 20 feet in width for bidirectional movement.

SEC. 145.2.

OUTDOOR ACTIVITY AREAS AND WALK-UP FACILITIES IN NC DISTRICTS.

The following provisions governing outdoor activity areas and walk-up facilities shall apply in NC districts.

- (a) Outdoor Activity Areas. In order to provide for limited commercial outdoor activity areas, which promote active street life, but do not detract from the livability of surrounding uses, outdoor activity areas, as defined in Section 790.70 of this Code, in NC districts shall be regulated below, except in the NC-1 district within the Lakeshore Plaza Special Use district, set forth in Section 242.4 of this Code, where outdoor activity areas are not permitted. These provisions shall not apply to those uses excepted from the requirement for location in an enclosed building, as set forth in Section 703.2(b) of this Code.

1. An outdoor activity area operated by a commercial use is permitted as a principal use if located outside a building and contiguous to the front property line of the lot on which the commercial use is located.

In NC-S districts, an outdoor activity area is permitted as a principal use if located within the boundaries of the property



and in front of the primary facades which contain customer entrances and if it does not obstruct pedestrian traffic flow between store entrances and parking facilities.

2. An outdoor activity area which does not comply with the provisions of Paragraph 1 of this subsection is permitted as a conditional use, subject to the provisions set forth in Sections 316 through 316.8 of this Code.

In addition to the criteria of Section 303(c) of this Code, the City Planning Commission shall find that:

- A. The nature of the activity operated in the outdoor activity area is compatible with the surrounding uses.
- B. The operation and design of the outdoor activity area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences.
- C. The hours of operation of the activity operated in the outdoor activity area are limited so that the activity does not disrupt the viability of surrounding uses.

- (b) Walk-Up Facilities.** In order to maintain free flows of pedestrian circulation in the neighborhood commercial districts, walk-up facilities, as defined in Section 790.140 of this Code, shall be regulated in all NC districts below.

1. A walk-up facility operated by a commercial use is permitted as a principal use if:
- A. Recessed at least three feet from the property line of the lot on which the commercial use is located, or
- B. Where a vehicular circulation area or parking separates the building from the property line, the walk-up facility is designed and located so that the users of the facility do not impede pedestrian circulation on the lot nor create conflicts between pedestrian and vehicular circulation flows.
2. A walk-up facility which does not comply with the provisions of Paragraph 1 of this subsection is permitted only upon approval of a conditional use application pursuant to the provisions set forth in Sections 316 through 316.8 of this Code.

*[Sections 146 through 149 are unchanged.]*



ARTICLE 1.5

OFF-STREET PARKING AND LOADING

*[Section 150 is unchanged.]*

SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.

Off-street parking spaces shall be provided in the minimum quantities specified in the following table, except as otherwise provided in Section 161 of this Code. Where off-street parking is provided which exceeds certain amounts in relation to the quantities specified in this table, as set forth in Section 204.5 of this Code, such parking shall be classified not as accessory parking but as either a principal or a conditional use, depending upon the use provisions applicable to the district in which the parking is located. In considering an application for a conditional use for any such parking, due to the amount being provided, the City Planning Commission shall consider the criteria set forth in Section 157 of this Code.

TABLE 4  
OFF-STREET PARKING SPACES REQUIRED

<u>Use or Activity</u>	<u>Number of Off-Street Parking Spaces Required</u>
Dwelling, except as specified below	One for each dwelling unit.
Dwelling RC-4 and C-3 districts	One for each four dwelling units.
Dwelling, specifically designed for and occupied by senior citizens or physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code	One-fifth the number of spaces specified above for the district in which the dwelling is located
Group housing of any kind	One for each 3 bedrooms or for each 6 beds, whichever results in the greater requirement, plus one for the manager's dwelling unit if any, with a minimum of two spaces required.
<u>Hotel, Inn or hostel in NC districts</u>	<u>0.8 for each guest bedroom</u>
<u>Hostel, Inn or hostel in districts other than NC</u>	One of each 16 guest bedrooms where the number of guest bedrooms exceeds 23, plus one for the manager's dwelling unit if any.

<u>Use or Activity</u>	<u>Number of Off-Street Parking Spaces Required</u>
Motel	One for each guest unit, plus one for the manager's dwelling unit if any.
Mobile home park	One for each vehicle or structure in such park, plus one for the manager's dwelling unit if any.
Hospital or other inpatient medical institution	One for each 8 beds excluding bassinets or for each 2,400 square feet of gross floor area devoted to sleeping rooms, whichever results in the greater requirement, provided that these requirements shall not apply if the calculated number of spaces is no more than two.
Residential care facility	One for each 10 residents, where the number of residents exceeds 9.
Child care facility	One for each 25 children to be accommodated at any one time, where the number of such children exceeds 24.
Elementary school	One for each 6 classrooms.
Secondary school	One for each 2 classrooms.
Post-secondary educational institution	One for each 2 classrooms.
Church or other religious institution	One for each 20 seats by which the number of seats in the main auditorium exceeds 200.
Theater or auditorium	One for each 8 seats up to 1,000 seats where the number of seats exceeds 50 seats, plus one for 10 seats in excess of 1,000.
Stadium or sports arena	One for each 15 seats.
Medical or dental office or outpatient clinic	One for each 300 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Other business office	One for each 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Restaurant, night club, pool hall, dance hall, bowling alley or other similar enterprise	One for each 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

<u>Use or Activity</u>	<u>Number of Off-Street Parking Spaces Required</u>
Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Greenhouse or plant nursery	One for each 4,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Other retail space	One for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000.
Service, repair or wholesale sales space	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
Mortuary	Five.
Storage or warehouse space, and space devoted to any use first permitted in an M-2 district	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 10,000 square feet.
Other manufacturing and industrial uses	One for each 1,500 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.

*[Sections 152 through 155 are unchanged.]*

## **SEC. 156. PARKING LOTS.**

- (a) A parking lot is hereby defined as an off-street open area or portion thereof solely for the parking of passenger automobiles. Such an area or portion shall be considered a parking lot whether or not on the same lot has another use, whether or not required by this Code for any structure or use, and whether classified as an accessory, principal or conditional use.
- (b) Where parking lots are specified in Articles 2 or 7 of this Code as a use for which conditional use approval is required in a certain district, such conditional use approval shall be required only for such parking lots in such district as are not qualified as accessory uses under Section 204.5 of this Code. The provisions of this Section 156 shall, however, apply to all parking lots whether classified as accessory, principal or conditional uses.

- (c) In considering any application for a conditional use for a parking lot for a specific use or uses, where the amount of parking provided exceeds the amount classified as accessory parking in Section 204.5 of this Code, the City Planning Commission shall consider the criteria set forth in Section 157.
- (d) Any parking lot for the parking of two or more automobiles which adjoins a lot in any R district, or which faces a lot in any R district across a street or alley, shall be screened from view therefrom, except at driveways necessary for ingress and egress, by a solid fence, a solid wall, or a compact evergreen hedge, not less than four feet in height.
- (e) Any parking lot for the parking of 10 or more automobiles within the C-3-0, C-3-R, C-3-S, or C-3-G district shall be screened from view from every street, except at driveways necessary for ingress and egress, by a solid fence, a solid wall, or a compact evergreen hedge, not less than four feet in height.
- (f) All artificial lighting used to illuminate a parking lot for any number of automobiles in any R, NC, or C district shall be so arranged that all direct rays from such lighting fall entirely within such parking lot.
- (g) No parking lot for any number of automobiles shall have conducted upon it any dead storage or dismantling of vehicles, or any repair or servicing of vehicles other than of an emergency nature.
- (h) No permanent parking lot shall be permitted in C-3-O, C-3-R, and C-3-G Districts; temporary parking lots may be approved as conditional uses pursuant to the provisions of Section 303 for a period not to exceed two years from the date of approval; permanent parking lots in C-3-S Districts shall be permitted only as a conditional use.

*[Sections 157 through 160 are unchanged.]*

**SEC. 161. EXEMPTIONS FROM OFF-STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE REQUIREMENTS.**

The following exemptions shall apply to the requirements for off-street parking and loading spaces set forth in Sections 151 through 155 of this Code. These provisions, as exemptions, shall be narrowly construed.

- (a) No off-street parking shall be required for a one-family or two-family dwelling where the lot on which such dwelling is located is entirely inaccessible by automobile because of topographic conditions.
- (b) No off-street loading shall be required where access to the lot cannot be provided other than by means of a driveway across a sidewalk 25 feet or more in width from the curb to the front lot line which would cause serious disruption to pedestrian traffic.

- (c) In recognition of the compact and congested nature of the downtown area, the accessibility of this area by public transit, and programs for provision of public parking facilities on an organized basis at specific locations, no off-street parking shall be required for any use, other than dwellings where a requirement is specified, in any C-3 district.
- (d) In recognition of the small scale of development, the desirability of retention and conversion of many existing buildings of established character, the need to relieve congestion, and the provision of public parking facilities on an organized basis at specific locations, no off-street parking shall be required for any use other than dwellings in Washington-Broadway Special Use District Numbers 1 and 2 as described in Section 239 of this Code, where the size of the lot does not exceed 20,000 square feet.
- (e) In recognition of the close neighborhood orientation of the uses provided for in Residential-Commercial Combined districts of high density, no off-street parking shall be required for any principal use in an RC-4 district for which the form of measurement is occupied floor area, where the occupied floor area of such use does not exceed 10,000 square feet.
- (f) In recognition of the policies set forth in The Plan for the Northeastern Waterfront, a part of the Master Plan, the unique nature of the area and the difficulty of providing vehicular access thereto, the City Planning Commission in specific cases may determine an appropriate reduction in off-street parking requirements in the Northern Waterfront Special Use District Number 1 as described in Section 240.1 of this Code, in authorizing any conditional use under that section. In considering any such reduction, the City Planning Commission shall consider the following criteria:
  - 1. The anticipated parking demand to be generated by the particular use contemplated;
  - 2. Accessibility to the proposed site from freeway ramps or from major thoroughfares;
  - 3. Minimization of conflict of vehicular and pedestrian movements;
  - 4. The service patterns of forms of transportation other than the automobile;
  - 5. The pattern of land uses and the availability of parking in the vicinity;
  - 6. The policies set forth in The Plan for the Northeastern Waterfront, including policies concerning the relative emphasis that should be given to pedestrian and vehicular movement; and
  - 7. Such other criteria as may be deemed appropriate in the circumstances of the particular case.

- (g) In instances in which all public agencies involved have certified by resolution that the requirements of this Code (i) will be satisfied in whole or in part by public off-street parking facilities constructed or authorized to be constructed for a special assessment district or upon any other basis, or (ii) in C-3 and NC districts will be satisfied by a requirement of a cash contribution in an amount deemed sufficient to provide for the future construction of the required number of parking stalls, off-street parking required for individual buildings and uses may be correspondingly reduced if the total off-street parking supply in the area will nevertheless meet the requirements of this Code for all buildings and uses in the area.
- (h) The off-street parking requirements for dwelling units in the North of Market Residential Special Use District, as described in Section 249.5 of this Code, may be reduced by the City Planning Commission pursuant to the procedures for conditional use authorization set forth in Section 303 of this Code. In acting upon any application for a reduction of requirements, the City Planning Commission shall consider the criteria set forth below in lieu of the criteria set forth in Section 303(c), and may grant the reduction if it finds that:
1. The reduction in the parking requirement is justified by the reasonably anticipated auto usage by residents of and visitors to the project; and
  2. The reduction in the parking requirement will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.
- (i) In recognition of the fact that site constraints in C-3 Districts may make provision of required freight loading and service vehicle spaces impractical or undesirable, a reduction in or waiver of the provision of freight loading and service vehicle spaces for uses in C-3 Districts may be permitted, in accordance with the provisions of Section 309 of this Code. In considering any such reduction or waiver, the following criteria shall be considered:
1. Provision of freight loading and service vehicle spaces cannot be accomplished underground because site constraints will not permit ramps, elevators, turntables and maneuvering areas with reasonable safety;
  2. Provision of the required number of freight loading and service vehicle spaces on-site would result in the use of an unreasonable percentage of ground-floor area, and thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or open space uses;
  3. A jointly used underground facility with access to a number of separate buildings and meeting the collective needs for freight loading and service vehicles for all uses in the buildings involved, cannot be provided; and



4. Spaces for delivery functions can be provided at the adjacent curb without adverse effect on pedestrian circulation, transit operations or general traffic circulation, and off-street space permanently reserved for service vehicles is provided either on-site or in the immediate vicinity of the building.
- (j) The off-street parking requirements for dwelling units in NC districts, as described in Article 7 of this Code, may be reduced by the City Planning Commission pursuant to the procedures for conditional use authorization set forth in Section 303 of this Code. In acting upon any application for a reduction of requirements, the City Planning Commission shall consider the criteria set forth below in lieu of the criteria set forth in Section 303(c), and may grant the reduction if it finds that:
1. The reduction in the parking requirement is justified by the reasonably anticipated auto usage by residents of and visitors to the project; and
  2. The reduction in the parking requirement will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.

*[Sections 162 through 165 are unchanged.]*



## ARTICLE 1.7

## COMPLIANCE

*[Sections 170 through 176 are unchanged.]*

**SEC. 178. CONDITIONAL USES.**

The following provisions shall apply to conditional uses:

- (a) **Definition.** For the purposes of this Section, a permitted conditional use shall refer to:
1. Any use or feature authorized as a conditional use pursuant to Article 3 of this Code, provided that such use or feature was established within the time limits specified as a condition of authorization or, if no time limit was specified, within a reasonable time from the date of authorization; or
  2. Any use or feature which is classified as a conditional use in the district in which it is located and which lawfully existed either on the effective date of this Code, or on the effective date of any amendment imposing new conditional use requirements upon such use or feature; or
  3. Any use deemed to be a permitted conditional use pursuant to Section 179 of this Code.
- (b) **Continuation.** Except as provided for temporary uses in Section 205 of this Code, and except where time limits are otherwise specified as a condition of authorization, any permitted conditional use may continue in the form in which it was authorized, or in the form in which it lawfully existed either on the effective date of this Code or the effective date of any amendment imposing new conditional use requirements upon such use or feature, unless otherwise provided in this Section or in Article 2 of this Code.
- (c) **Enlargements or Alteration.** A permitted conditional use may not be significantly altered, enlarged, or intensified, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.
- (d) **Abandonment.** A permitted conditional use which is discontinued for a period of three years, or otherwise abandoned, shall not be restored, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.
- (e) **Changes in Use.** The following provisions shall apply to permitted conditional uses with respect to changes in use:
1. A permitted conditional use may be changed to another use listed in Articles 2 or 7 of this Code as a principal use for the

- district in which it is located and the new use may thereafter be continued as a permitted principal use.
2. A permitted conditional use may be changed to another use listed in Articles 2 or 7 of this Code as a conditional use for the district in which the property is located, subject to the other applicable provisions of this Code, only upon approval of a new conditional use application, pursuant to the provisions of Article 3 of this Code.
  3. A permitted conditional use may not be changed to another use not permitted or prohibited by Articles 2 or 7 of this Code. If a permitted conditional use has been wrongfully changed to another use in violation of the foregoing provisions and the violation is not immediately corrected when required by the Zoning Administrator, the wrongful change shall be deemed to be a discontinuance or abandonment of the permitted conditional use.
  4. Once a permitted conditional use has been changed to a principal use permitted in the district in which the property is located, or brought closer in any other manner to conformity with the use limitations of this Code, the use of the property may not thereafter be returned to its former permitted conditional use status, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.
- (f) Notwithstanding the foregoing provisions of this Section 178, a structure occupied by a permitted conditional use that is damaged or destroyed by fire, or other calamity, or by Act of God, or by the public enemy, may be restored to its former condition and use without the approval of a new conditional use application, provided that such restoration is permitted by the Building Code, and is started within one year and diligently pursued to completion. Except as provided in Subsection (g) below, no structure occupied by a permitted conditional use that is voluntarily razed or required by law to be razed by the owner thereof may thereafter be restored except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code.
- (g) None of the provisions of this Section 178 shall be construed to prevent any measures of construction, alteration or demolition necessary to correct the unsafe or dangerous condition of any structure, other feature, or part thereof, where such condition has been declared unsafe or dangerous by the Superintendent of the Bureau of Building Inspection or the Chief of the Bureau of Fire Prevention and Public Safety, and where the proposed measures have been declared necessary, by such official, to correct the said condition; provided, however, that only such work is absolutely necessary to correct the unsafe or dangerous condition may be performed pursuant to this section.

**SEC. 179. USES LOCATED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

The following provisions shall govern with respect to uses and features located in Neighborhood Commercial districts to the extent that there is a conflict between the provisions of this section and other sections contained in this Article 1.7.

**(a) Permitted Uses.**

1. Any use or feature in a Neighborhood Commercial district which lawfully existed on the effective date of Ordinance No. (this Ordinance) which is classified as a principal use by the enactment of Ordinance No. (this ordinance) is hereby deemed to be a permitted principal use.
2. Any use or feature in a Neighborhood Commercial district which lawfully existed on the effective date of Ordinance No. (this ordinance) which is classified as a conditional use by the enactment of Ordinance No. (this ordinance) is deemed to be a permitted conditional use, subject to the provisions of Section 178 of this Code.
3. Any use or feature in a Neighborhood Commercial district which lawfully existed on the effective date of Ordinance No. (this ordinance) and which use or feature is not permitted by the enactment of Ordinance No. (this ordinance) is hereby deemed to be a nonconforming use subject to the provisions of Section 180 through 186.1 of this Code.
4. Any use or feature in a Neighborhood Commercial district which was nonconforming under Section 180 of this Code prior to the effective date of Ordinance No. (this ordinance), which is classified as a principal use by the enactment of Ordinance No. (this ordinance) is deemed to be a permitted principal use.
5. Any use or feature in a Neighborhood Commercial district which was nonconforming under Section 180 of this Code prior to the effective date of Ordinance No. (this ordinance), which is classified as a conditional use by the enactment of Ordinance No. (this ordinance) is deemed to be a permitted conditional use, subject to the provisions of Section 178 of this Code.
6. Any use or feature in a Neighborhood Commercial district which was nonconforming under Section 180 of this Code prior to the effective date of Ordinance No. (this ordinance), which continues to be not permitted by operation of Ordinance No. (this ordinance) shall still be classified as a nonconforming use, subject to the provisions of Sections 180 through 183 of this Code.
7. Any use or feature in a Neighborhood Commercial district which existed on the effective date of Ordinance No. (this ordinance) but for which the required permits had not been obtained shall be deemed to be a permitted principal use, permitted conditional use, or nonconforming use, only if the use or feature

complies with all conditions prescribed in Subsections (b), (c), (d), (e), (f), or (g) below; otherwise the use or feature shall be in violation of this Code subject to the provisions of Section 176 of this Code.

- (b) Any use located in a Neighborhood Commercial district, which use existed on the effective date of Ordinance No. (this ordinance), but for which the required permits had not been obtained, and which use is permitted as a principal use by the enactment of Ordinance No. (this ordinance) will be deemed to be a permitted principal use if:
1. An application is filed for all permits necessary to bring the use into compliance with applicable codes; and
  2. All necessary permits are granted; and
  3. All work which is required for code compliance under all applicable codes is substantially completed.
- (c) Any use located in a Neighborhood Commercial district, which use was in existence on the effective date of Ordinance No. (this ordinance) and was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, and which use is permitted as a conditional use by the enactment of Ordinance No. (this ordinance) will be deemed to be a conditional use if:
1. An application is filed for all permits necessary to bring the use into compliance with applicable codes; and
  2. All necessary permits are granted; and
  3. All work which is required for code compliance under all applicable codes is substantially completed.
- (d) Any use located in a Neighborhood Commercial district, which use was in existence on the effective date of Ordinance No. (this ordinance) and was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, and which use is not permitted by the enactment of Ordinance No. (this ordinance) will be deemed to be a nonconforming use if:
1. An application is filed for all permits necessary to bring the use into compliance with applicable codes within three years of the effective date of Ordinance No. (this ordinance); and
  2. All necessary permits are granted; and
  3. All work which is required for code compliance under all applicable codes is substantially completed.
- (e) Any use located in a Neighborhood Commercial district, which use was in existence on the effective date of Ordinance No. (this ordinance) and was permitted as a conditional use at the time the use

was established, but for which the required permits had not been obtained, and which use is permitted as a conditional use by the enactment of Ordinance No. (this ordinance) will be deemed to be a conditional use if:

1. An application for conditional use authorization is filed pursuant to the provisions of Article 3 of this Code and if an application(s) is filed for all other permits necessary to bring the use into compliance with applicable codes; and
2. The conditional use is authorized and all other necessary permits are granted; and
3. All work which is required for code compliance under all applicable codes is substantially completed.

(f) Any use located in a Neighborhood Commercial district, which use existed on the effective date of Ordinance No. (this ordinance) and was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained, and which use is not permitted by the enactment of Ordinance No. (this ordinance) will be deemed to be a nonconforming use if:

1. An application for conditional use authorization is filed pursuant to the provisions of Article 3 of this Code and if an application(s) is filed for all other permits necessary to bring the use into compliance with applicable codes within three years of the effective date of Ordinance No. (this ordinance); and
2. The conditional use is authorized and all other necessary permits are granted; and
3. All work which is required for code compliance under all applicable codes is substantially completed.

(g) Any use located in a Neighborhood Commercial district, which use existed on the effective date of Ordinance No. (this ordinance) and was not permitted at the time the use was established, and which use is permitted as a conditional use by the enactment of Ordinance No. (this ordinance) will be deemed to be a conditional use if:

1. An application for conditional use authorization is filed pursuant to the provisions of Article 3 of this Code and if an application(s) is filed for all other permits necessary to bring the use into compliance with applicable codes; and
2. The conditional use is authorized and all other necessary permits are granted; and
3. All work which is required for code compliance under all applicable codes is substantially completed.

- (h) Any use located in a Neighborhood Commercial district, which use existed on the effective date of Ordinance No. (this ordinance) and was not permitted at the time the use was established, and which use is not permitted by the enactment of Ordinance No. (this ordinance) shall be in violation of this Code, subject to the provisions of Section 176 of this Code.

**SEC. 180. NONCONFORMING USES, NONCOMPLYING STRUCTURES AND SUBSTANDARD LOTS OF RECORD: GENERAL.**

The following provisions shall apply to nonconforming uses, noncomplying structures and substandard lots of record:

- (a) Such uses, structures and lots are hereby defined as follows:
1. A nonconforming use is a use which existed lawfully at the effective date of this Code, or of amendments thereto, and which fails to conform to one or more of the use limitations under Articles 2, ((and)) 6, and 7 of this Code that then became applicable for the district in which the property is located.
  2. A noncomplying structure is a structure which existed lawfully at the effective date of this Code, or of amendments thereto, and which fails to comply with one or more of the regulations for structures, including requirements for off-street parking and loading, under Articles 1.2, 1.5, 2.5, ((and)) 6, and 7 of this Code, that then became applicable to the property on which the structure is located.
  3. A substandard lot of record is a lot which existed lawfully at the effective date of any requirement of this Code applicable thereto for minimum lot width or area (on December 26, 1946, or through subsequent amendments), and which fails to meet one or more of such requirements. Any lot existing and recorded as a separate parcel in the office of the Assessor or the Recorder at such effective date shall be deemed to be a lot of record under this Code as of such date. Any lot created by merger of such existing lots of record or parts thereof in such a manner as to establish a lesser number of lots, each having an increased area with no reduction in width, or an increased width with no reduction in area, or both an increased area and an increased width, shall also be deemed to be a lot of record under this Code as of the date of such merger.
- (b) Such uses, structures and lots, in failing to meet applicable requirements of this Code, are incompatible with the purposes of this Code and with other uses, structures and lots in the city, and it is intended that these uses, structures and lots shall be brought into compliance with this Code as quickly as the fair interests of the parties will permit.
- (c) Notwithstanding any other provision of this Code, such uses, structures and lots may be continued, except as otherwise provided in Sections 180 through 189, and subject to the limitations of this Article 1.7.



- (d) A mere change of title or possession or right of possession of property, without any other change that is relevant to the restrictions of this Code, shall not terminate the status of a nonconforming use, noncomplying structure or substandard lot of record.
- (e) Any structure or use for which a permit was lawfully granted prior to May 2, 1960, pursuant to the City Planning Code provisions in effect on that date, and which was thereafter commenced and completed in accordance with such provisions, shall be deemed to have been a lawfully existing structure or use on that date. Any structure or use for which a permit has been lawfully granted pursuant to the provisions of this Code relating to amendments, and which has thereafter been commenced and completed in accordance with such provisions, shall be deemed to be a lawfully existing structure or use at the time of the amendment that causes it to become a noncomplying structure or a nonconforming use.
- (f) Except as specifically provided in this Code to the contrary, every nonconforming use, noncomplying structure and substandard lot of record shall comply with the applicable requirements of this Code, other than those requirements from which such uses, structures and lots are exempted by this Section 180.
- (g) Section 606(c) and other provisions of Article 6 of this Code shall regulate the signs permitted for nonconforming uses. In addition, signs which are themselves classified as nonconforming uses and noncomplying structures under this Code shall be governed by Section 604 and other provisions of Article 6 of this Code.

**SEC. 181. NONCONFORMING USES: ENLARGEMENTS, ALTERATIONS AND RECONSTRUCTION.**

The following provisions shall apply to nonconforming uses with respect to enlargements, alterations and reconstruction:

- (a) A nonconforming use, and any structure occupied by such use, shall not be enlarged, intensified, extended, or moved to another location, unless the result will be elimination of the nonconforming use, except as provided in Paragraph (b)3 below and Section 186.1 of this Code. A nonconforming use shall not be extended to occupy additional space in a structure, or additional land outside a structure, or space in another structure, or to displace any other use, except as provided in Sections 182 and 186.1 of this Code.
- (b) A structure occupied by a nonconforming use shall not be constructed, reconstructed or altered, unless the result will be elimination of the nonconforming use, except as provided in Section 186.1 of this Code and in Subsections (d) and (e) below, and except as follows:
  1. Ordinary maintenance and minor repairs shall be permitted where necessary to keep the structure in sound condition, as well as minor alterations, where such work is limited to

replacement of existing materials with similar materials placed in a similar manner.

2. Minor alterations shall be permitted where ordered by an appropriate public official to correct immediate hazards to health or safety, or to carry out newly enacted retroactive requirements essential to health or safety.
  3. Alterations otherwise allowed by this Code shall be permitted for any portion of the structure that will not thereafter be occupied by the nonconforming use, provided the nonconforming use is not enlarged, intensified, extended, or moved to another location.
  4. All other alterations of a structural nature shall be permitted only to the extent that the aggregate total cost of such other structural alterations, as estimated by the Department of Public Works, is less than 1/2 of the assessed valuation of the improvements prior to the first such alteration.
- (c) A dwelling or other housing structure exceeding the permitted density of dwelling units or other housing units set forth in Section 209.1 or Section 209.2 of this Code for the district in which it is located shall be classified as a nonconforming use under Section 180 of this Code, but only to the extent that such dwelling or other housing structure exceeds the permitted density. This Section 181 shall apply with respect to enlargements, alterations and reconstruction of the nonconforming portion of such dwelling or other housing structure, consisting of those dwelling units or other housing units which exceed the permitted density. Any dwelling unit or other housing unit coming within the density limit shall not be affected by this Section 181. Except as provided in Section 182(e), no dwelling or other housing structure exceeding the permitted density of dwelling units or other housing units shall be altered to increase the number of dwelling units or other housing units therein, or to increase or create any other nonconformity with respect to the dwelling unit or other housing unit density limitations of Section 209.1 or Section 209.2.
- (d) Notwithstanding the foregoing provisions of this Section 181, a structure occupied by a nonconforming use that is damaged or destroyed by fire, or other calamity, or by Act of God, or by the public enemy, may be restored to its former condition and use; provided that such restoration is permitted by the Building Code, and is started within one year and diligently prosecuted to completion. The age of such a structure for the purposes of Sections 184 and 185 shall nevertheless be computed from the date of the original construction of the structure. Except as provided in Subsection (e) below, no structure occupied by a nonconforming use that is voluntarily razed or required by law to be razed by the owner thereof may thereafter be restored except in full conformity with the use limitations of this Code.

- (e) In order that major life safety hazards in residential structures may be eliminated as expeditiously as possible, a structure containing dwelling units or other housing units exceeding the number permitted by Section 209.1 or Section 209.2 of this Code, and constructed of unreinforced masonry that is inconsistent with the requirements of the San Francisco Building Code effective September 11, 1947, may be voluntarily razed and restored or reconstructed with the same number of residential units; provided that there is no increase in any nonconformity, or any new nonconformity, with respect to the use limitations of this Code; provided further that the current requirements of the Building Code, the Housing Code and other applicable portions of the Municipal Code are met; and provided further than such restoration or reconstruction is started within one year after razing or other demolition work on the structure and diligently prosecuted to completion.

## SEC. 182. NONCONFORMING USES: CHANGES OF USE.

The following provisions shall apply to nonconforming uses with respect to changes of use:

- (a) A nonconforming use shall not be changed or modified so as to increase the degree of nonconformity under the use limitations of this Code, with respect to the type of use or its intensity. The degree of nonconformity shall be deemed to be increased if the new or modified use is less widely permitted by the use districts of the city than the nonconforming use existing immediately prior thereto.
- (b) ((A nonconforming use may be changed to another use listed in Article 2 of this Code as a principal use for the district in which the existing use would first be permitted as a principal use, or reduced in size, extent or intensity, or changed to a use that is more widely permitted by the use districts of the city than the existing use, subject to the other applicable provisions of this Code. Except as otherwise provided herein, however, the new use shall still be classified as a nonconforming use. This provision shall not apply in the Residential Subdistrict of the Rincon Hill Special Use District.))

Except as limited in this Subsection, a nonconforming use may be reduced in size, extent or intensity, or changed to a use that is more widely permitted by the use districts of the city than the existing use, subject to the other applicable provisions of this Code. Except as otherwise provided herein, the new use shall still be classified as a nonconforming use.

1. A nonconforming use in a Residential district (other than a Residential Commercial Combined district), which use is located more than one-quarter mile from the nearest Individual Area Neighborhood Commercial district described in Article 7 of this Code, may change to another use which is permitted as a principal use at the first story and below in an NC-1 district, or it may change to another use which is permitted as a conditional use at the first story and below in an NC-1 district only upon

approval of a conditional use application pursuant to the provisions of Article 3 of this Code. The nonconforming use shall comply with other building standards and use limitations of NC-1 districts, as set forth in Sections 710.10 through 710.95 of this Code.

If the nonconforming use is located within one-quarter mile from any Individual Area Neighborhood Commercial district described in Article 7 of this Code, the nonconforming use may change to another use which is permitted as a principal use at the first story and below in an NC-1 district and in the Individual Area Neighborhood Commercial district or districts within one-quarter mile of the use, or it may change to another use which is permitted as a conditional use at the first story and below in an NC-1 district and in the Individual Area Neighborhood Commercial district or districts within one-quarter mile of the use only upon approval of a conditional use application pursuant to the provisions of Article 3 of this Code. The nonconforming use shall comply with other building standards and use limitations of NC-1 districts and any Individual Area NC district or districts located within one quarter mile of the use, as set forth in Article 7 of this Code.

2. A nonconforming use in a Residential-Commercial Combined district may be changed to another use listed in Articles 2 or 7 of this Code as a principal use for the district in which the existing use would first be permitted as a principal or conditional use.
  3. A nonconforming use in a Neighborhood Commercial district may be changed to another use as provided in subsections (c) and (d) below or as provided in Section 186.1 of this Code.
  4. A nonconforming use in any district other than a Residential or Neighborhood Commercial district may be changed to another use listed in Articles 2 or 7 of this Code as a principal use for the district in which the existing use would first be permitted as a principal use. This provision shall not apply in the Residential Subdistrict of the Rincon Hill Special Use District.
- (c) A nonconforming use may be changed to a use listed in Articles 2 or 7 of this Code as a conditional use for the district in which the property is located, subject to the other applicable provisions of this Code, without the necessity of specific authorization by the City Planning Commission except where major work on a structure is involved, and the new use may thereafter be continued as a permitted conditional use, subject to the limitation of Section 303(f) of this Code.
- (d) A nonconforming use may be changed to a use listed in Articles 2 or 7 of this Code as a principal use for the district in which the property is located, subject to the other applicable provisions of this Code, and the new use may thereafter be continued as a permitted principal use.

- (e) A nonconforming use in an R district subject to termination under the provisions of Section 185 of this Code may be converted to a dwelling unit without regard to the requirements of this Code with respect to dwelling unit density under Article 2, dimensions, areas and open space under Article 1.2, or off-street parking under Article 1.5, provided the nonconforming use is eliminated by such conversion, provided further that the structure is not enlarged, extended or moved to another location, and provided further that the requirements of the Building Code, the Housing Code and other applicable portions of the Municipal Code are met.
- (f) Once a nonconforming use has been changed to a principal or conditional use permitted in the district in which the property is located, or brought closer in any other manner to conformity with the use limitations of this Code, the use of the property may not thereafter be returned to its former nonconforming status.
- (g) If a nonconforming use has been wrongfully changed to another use in violation of any of the foregoing provisions, and the violation is not immediately corrected when required by the Zoning Administrator, the wrongful change shall be deemed to be a discontinuance or abandonment of the nonconforming use under Section 183 of this Code.

*[Section 183 is unchanged.]*

#### **SEC. 184. SHORT-TERM CONTINUANCE OF CERTAIN NONCONFORMING USES.**

The period of time during which the following nonconforming uses may continue or remain shall be limited to five years from the effective date of this Code (May 2, 1960), or of the amendment thereto which caused the use to be nonconforming. Every such nonconforming use shall be completely eliminated within 90 days after the expiration of such period.

- (a) Any nonconforming commercial or industrial use of land where no enclosed building is involved in such use, except for permanent off-street parking lots in the C-3-O, C-3-R and C-3-G districts existing on the effective date of Ordinance No. 414-85, provided that such lots are screened in the manner required by Section 156(e).
- (b) Any use of a type first permitted as a principal or conditional use in an NC, C or M district or in a Residential Commercial Combined district, when occupying a building in an R district other than a Residential Commercial Combined district that has an assessed valuation not in excess of \$500 on the effective date of this Code or such later date as the use becomes nonconforming with the following exceptions:
  1. Any lawful use in this category in a building having an assessed valuation of \$250 or more on the effective date of this Code, or such later date as the use becomes nonconforming, shall have a period of permitted continuance of 10 years from the date at

which the property was placed in a Residential zoning classification, if such a period of continuance produces an expiration date which is later than the expiration date stated above; or

2. Any lawful use in this category which is of a type first permitted in an NC-1 ((C-1)) district; or of a type first permitted in any other district and supplying commodities at retail, or offering personal services, primarily to residents of the immediate vicinity; shall have a period of permitted continuance of 10 years from the effective date of this Code, or of the amendment thereto which caused the use to be nonconforming. After five years of such period have elapsed, any use as described in this Paragraph (b)2 shall, upon application, be qualified for consideration by the City Planning Commission as a conditional use as regulated in Section 303 of this Code.

**SEC. 185. CONTINUANCE OF OTHER NONCONFORMING USES.**

The purpose of this section is to provide for the gradual elimination or conversion, after a reasonable allowance of time for the amortization of investments therein, of certain classes of nonconforming uses in buildings, in order to encourage and promote the orderly and beneficial development of the land and buildings with conforming uses. The section is intended to apply to obsolescent buildings whose use is widely at variance with the regulations of this Code, and is safeguarded against unnecessary hardship in application by provision for a minimum period of continuance of 20 years, by procedures for extension and exceptions, and by the requirement of repeated notice as the buildings approach an age indicative of obsolescence. It is further declared that the requirement of eventual removal, or conversion to conforming use of such buildings, subject to the exceptions set forth, is in the public interest and is intended to promote the general welfare.

- (a) This section shall apply only to nonconforming uses occupying buildings in R districts, other than Residential-Commercial Combined districts, when such uses would first be permitted as a principal or conditional use in an NC, C or M district or in a Residential-Commercial Combined district. It shall not apply to exempt limited commercial uses meeting the requirements of Section 186, or to any nonconforming use of land or a building whose continuance is more strictly limited by the provisions of Section 184.
- (b) Every such building to which this section applies may be continued in such use for at least 20 years from the effective date of this Code (May 2, 1960), or of the amendment thereto which causes it to be nonconforming, and may be continued for a longer period if it has not yet reached the age hereinafter specified, computed from the date the building was erected. For buildings of Type 1 or Type 2, as defined in the Building Code of the City, the specified age shall be 50 years; for Type 3 buildings it shall be 40 years; and for Type 4 and Type 5 buildings it shall be 30 years.

- (c) Upon the expiration of the period specified for each such building, it shall be completely removed or altered and converted to a conforming use, except as hereinafter provided.
- (d) Where special circumstances apply to any such building and use, which do not apply generally to others affected hereby, extension of time may be granted under the variance procedure as regulated in Section 305, but no such extension shall be for a period in excess of one year. Successive extensions, subject to the same limitations, may be granted upon new application.
- (e) Any unconforming use affected by this section shall be qualified for consideration by the City Planning Commission as a conditional use as regulated in Section 303, upon application filed at any time during the period of permitted continuance specified above. In the event that a conditional use is authorized by the City Planning Commission for any such use, the provisions of Sections 180 through 183 shall continue to apply to such use except as specifically provided in the action of the Commission, and no enlargement, intensification or extension of the nonconforming use shall be permitted by the Commission.
- (f) The Zoning Administrator shall give notice by mail of the date of expiration of the periods of permitted continuance specified herein to each owner of record within four years of the effective date of this Code, or of the date of the amendment which caused the use to become nonconforming, and shall repeat such notice at approximate intervals of four years thereafter. A final notice shall be given one year before said date of expiration in each instance. The notices shall set forth all pertinent provisions of this section, including the declared purposes thereof. Failure to send notice by mail to any such owner where the address of such owner is not a matter of public record, or where no Permit of Occupancy for a nonconforming use covered by this section has been issued as provided in Section 171 of this Code, shall not invalidate any proceedings under this section.

**SEC. 186. EXEMPTION OF LIMITED COMMERCIAL NONCONFORMING USES.**

The purpose of this section is to provide for the further continuance in R districts of nonconforming uses of a limited commercial character, as herein described, which are beneficial to, or can be accommodated within, the residential areas in which they are located. It is hereby found and declared that, despite the general incompatibility of nonconforming uses with the purposes of this Code, and with other nearby uses, these limited commercial uses may be tolerated in residential areas, and tend to provide convenience goods and services on a retail basis to meet the frequent and recurring needs of neighborhood residents within a short distance of their homes. These uses tend to be small in scale, to serve primarily a walk-in trade, and cause a minimum of interference with nearby streets and properties. Accordingly, this section recognizes the public advantages of these uses and establishes conditions for their continued operation.

- (a) The following nonconforming uses in R districts shall be exempt from the termination provisions of Section 185, provided such uses comply with all the conditions specified in Subsection (b) below:

1. ((In all RH districts and in RM-1 districts: any use that would be permitted as a principal or conditional use in an RC-1 district.))

Any nonconforming use at any story in an RH or RM district which is located more than one-quarter mile from the nearest Individual Area Neighborhood Commercial district, described in Article 7 of this Code, and which complies with the use limitations specified for the first story and below of an NC-1 district, as set forth in Sections 710.10 through 710.95 of this Code.

2. ((In all other RM districts: any use that would be permitted as a principal or conditional use in an RC-2 district.))

Any nonconforming use in an RH or RM district which is located within one quarter mile from any Individual Area Neighborhood Commercial district and which complies with the most restrictive use limitations specified for the first story and below of:

(A) NC-1 district, as set forth in Sections 710.10 through 710.95 of this Code; and

(B) Any Individual Area Neighborhood Commercial district within one-quarter mile of the use, as set forth in Sections 714.10 through 729.95 of this Code.

- (b) The limited commercial nonconforming uses described above shall meet the following conditions:

1. The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;
2. Any signs on the property shall be made to comply with the requirements of Article 6 of this Code applying to nonconforming uses;
3. The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;
4. No public sidewalk space shall be occupied in connection with the use;
5. Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;



6. Noise, odors and other nuisance factors shall be adequately controlled; and
  7. All other applicable provisions of this Code shall be complied with.
- (c) Any use affected by this section which does not comply with all of the conditions herein specified shall be subject to termination in accordance with Section 185 at the expiration of the period specified in that section, but shall be qualified for consideration as a conditional use under Section 185(e). Any such use which is in compliance with such conditions at the expiration of such period but fails to comply therewith at any later date shall be subject to termination when it ceases to comply with any of such conditions.
- (d) The provisions for nonconforming uses contained in Sections 180 through 183 shall continue to apply to all uses affected by this Section 186, except that the cost limit for structural alterations contained in Section 181(b)4 shall not be applicable thereto.

**SEC. 186.1. EXEMPTION OF NONCONFORMING USES IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

The purpose of this section is to provide for the further continuance in NC districts of nonconforming uses created by adoption of Ordinance No. (this ordinance), as herein described, which are beneficial to, or can be accommodated within the neighborhood commercial areas in which they are located.

It is hereby found and declared that certain uses which traditionally have been permitted to locate in neighborhood commercial areas can be beneficial to a neighborhood commercial area in small or limited numbers, but which if allowed to proliferate, can disrupt the balanced mix of neighborhood-serving retail stores and services. It is further found and declared that in order to prevent undesirable overconcentrations of such uses, the establishment of additional such uses shall be prohibited pursuant to controls adopted by Ordinance No. (this ordinance). At the same time, however, it is desirable to provide for the further continuance, expansion, enlargement, alteration, changes, discontinuance, and relocation of such existing uses, which are nonconforming as a result of zoning controls established by Ordinance No. (this ordinance), as described herein.

The following provisions shall govern with respect to nonconforming uses and features located in Neighborhood Commercial districts to the extent that there is a conflict between the provisions of this section and other sections contained in this Article 1.7.

- (a) **Expansion.** A nonconforming use may expand in floor area as provided in Subsection (b) below, but may not expand beyond the lot which it occupies, nor may the boundaries of such lot be expanded for purposes of expanding the use; nor may the use expand upward above the story or stories which it lawfully occupies.

**(b) Enlargements or Alteration.** A nonconforming use may not be significantly altered, enlarged or intensified, except upon approval of a conditional use application pursuant to the provisions of Article 3 of this Code, provided that the use not have or result in a greater height, bulk or floor area ratio, less required rear yard or open space, or less required off-street parking space or loading space than permissible under the limitations set forth in this Code for the district or districts in which such use is located.

No existing use or structure which fails to meet the requirements of this Code in any manner as described above in this subsection (b) shall be constructed, reconstructed, enlarged, altered or relocated so as to increase the discrepancy, or to create a new discrepancy, at any level of the structure, between existing conditions on the lot and the required standards for new construction set forth in this Code.

**(c) Changes in Use.** A nonconforming use may be changed to another use or feature as described below.

1. A nonconforming use may be changed to a use listed in Article 7 of this Code as a principal use for the district in which the property is located, and the new use may thereafter be continued as a permitted principal use.
2. A nonconforming use may be changed to a use listed in Article 7 of this Code as a conditional use for the district in which the use is located, subject to the provisions of Article 3 of this Code, and the new use may thereafter be continued as a permitted conditional use, subject to the provisions of Section 178 of this Code.
3. A nonconforming use may be changed to a use which is not permitted in that Neighborhood Commercial district as described below, only upon approval of a conditional use application, pursuant to the provisions of Article 3 of this Code:
  - (A) Any use described in zoning categories .41, .42, .43, .44 or .45, as defined in Sections 790.22, 790.92, 790.90, 790.91 and 790.122, respectively, may change to another use described in zoning categories .41, .42, .43 or .45, even though such other use is not permitted in that Neighborhood Commercial district.
  - (B) Any use described in zoning categories .51, .52 or .53, as defined in Sections 790.114, 790.116 and 790.108 respectively, may change to another use described in zoning categories .51, .52 or .53, even though such other use is not permitted in that Neighborhood Commercial district.
  - (C) Any use described in zoning categories .57, .58 or .59, as defined in Sections 790.14, 790.17 and 790.15 respectively, may be demolished and reconstructed as the same use or may change to another use described in zoning categories

.57, .58 or .59, even though such other use is not permitted in that Neighborhood Commercial district.

The new use shall still be classified as a nonconforming use.

The changes in use described in this paragraph 3 shall include remodeling activities involving the demolition and replacement of structures which result in a change of use.

4. **Discontinuance.** A nonconforming use which is discontinued for a period of three years, or otherwise abandoned or changed to another use which is listed in Article 7 of this Code as a principal or conditional use for the district in which the use is located shall not be reestablished.
5. **Relocation.** A nonconforming use in a Neighborhood Commercial district may be reestablished at another location within that Neighborhood Commercial district only upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code, provided that the following conditions are met:

  - (A) The original premises shall not be occupied by an establishment of the same type of use as the relocating use unless by another establishment that is relocating from within the district; and
  - (B) No final permits to operate the relocated use at the new premises are granted prior to the issuance of a certificate of final completion of any work to the original premises which is required as conditions attached to the approval of the conditional use application; and
  - (C) Deed restrictions are recorded for the original premises in the Official Records of the City and County of San Francisco, which restrictions prohibit for the duration of the Code sections prohibiting the use for the district in which the use is located, the establishment and operation of a new use of the same type of use as the relocated use, unless such new use is relocating from within the district.

**SEC. 187. GARMENT SHOPS AND GARMENT FACTORIES AS NONCONFORMING USES.**

- (a) A garment shop or a garment factory (as defined in the Building Code), existing on January 1, 1960, and located either in a commercial district or in a building having legal nonconforming commercial status under provisions of the City Planning Code in force on that date, shall be regarded as a legal nonconforming use under provisions of the City Planning Code becoming effective on May 2, 1960, if such shop or factory was brought into compliance with all applicable codes and ordinances prior to January 1, 1961.

Permits of Occupancy must have been obtained prior to January 1961, by such shop or factory, and any shop or factory which failed to comply with all applicable codes and ordinances prior to that date shall have closed and discontinued all operations.

- (b) Garment shops and garment factories located in an R district, except those having legal nonconforming status, shall have closed and ceased all operations by January 1, 1961.
- (c) Garment shops and garment factories having legal nonconforming status in R ((districts)), NC, and C districts shall be subject to the provisions of Sections 180 through 185 of this Code as nonconforming uses. No such use shall be intensified by installation of additional machines.

*[Sections 188 and 189 are unchanged.]*

**ARTICLE 2**  
**USE DISTRICTS**

NC Districts are located in Article 7 of this Code.

**SEC. 201. CLASSES OF USE DISTRICTS.**

In order to carry out the purposes and provisions of this Code, the city is hereby divided into the following classes of use districts.

P	Public Use Districts
RH-1(D)	Residential, House Districts, One-Family (Detached Dwellings)
RH-1	Residential, House Districts, One-Family
RH-1(S)	Residential, House Districts, One-Family with Minor Second Unit
RH-2	Residential, House Districts, Two-Family
RH-3	Residential, House Districts, Three-Family
RM-1	Residential, Mixed Districts, Low Density
RM-2	Residential, Mixed Districts, Moderate Density
RM-3	Residential, Mixed Districts, Medium Density
RM-4	Residential, Mixed Districts, High Density
RC-1	Residential-Commercial Combined Districts, Low Density
RC-2	Residential-Commercial Combined Districts, Moderate Density
RC-3	Residential-Commercial Combined Districts, Medium Density
RC-4	Residential-Commercial Combined Districts, High Density

**NEIGHBORHOOD COMMERCIAL DISTRICTS (Also see Article 7)**

**General Area Districts**

NC-1	<u>Neighborhood Commercial Cluster District</u>
NC-2	<u>Small-Scale Neighborhood Commercial District</u>
NC-3	<u>Moderate-Scale Neighborhood Commercial District</u>
NC-S	<u>Neighborhood Commercial Shopping Center District</u>

**Individual Area Districts**

Broadway Neighborhood Commercial District  
Castro Street Neighborhood Commercial District  
Inner Clement Street Neighborhood Commercial District  
Outer Clement Street Neighborhood Commercial District  
Upper Fillmore Street Neighborhood Commercial District  
Haight Street Neighborhood Commercial District  
Hayes-Gough Neighborhood Commercial District  
Upper Market Street Neighborhood Commercial District  
North Beach Neighborhood Commercial District  
Polk Street Neighborhood Commercial District  
Sacramento Street Neighborhood Commercial District  
Union Street Neighborhood Commercial District  
Valencia Street Neighborhood Commercial District  
24th Street-Mission Neighborhood Commercial District

24th Street–Noe Valley Neighborhood Commercial District  
West Portal Avenue Neighborhood Commercial District

C-1	Neighborhood Shopping Districts
C-2	Community Business Districts
C-M	Heavy Commercial Districts
C-3-0	Downtown Office District
C-3-R	Downtown Retail District
C-3-G	Downtown General Commercial District
C-3-S	Downtown Support District
M-1	Light Industrial Districts
M-2	Heavy Industrial Districts

**SEC. 202. USES PERMITTED BY THIS CODE.**

- (a) The use limitations of this Code shall be set forth in ((this)) Articles 2, 6, and 7 for the use districts of the city, as established by Sections 201 and 701 of this Code and as shown on the Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105. The uses permitted under this Code shall consist of the following:
1. Principal uses, permitted as of right in each established district where listed for that class of districts in ((this)) Articles 2 and 7, as regulated herein and elsewhere in this Code.
  2. Conditional uses, permitted in each established district when authorized by the City Planning Commission under Section 303 of this Code, where listed for that class of districts in ((this)) Articles 2 and 7 and as regulated herein and elsewhere in this Code.
  3. Accessory uses for such permitted principal and conditional uses, as defined and regulated in Sections 204 through 204.5 and Section 703.2(b)1(C) of this Code. Any use not qualified under such sections as an accessory use shall be classified as a principal or conditional use.
  - (( 4. Special uses, permitted in Neighborhood Commercial Special Use Districts, when authorized by the Zoning Administrator or the City Planning Commission, where listed for that class of districts in this Article 2 and as regulated herein and elsewhere in this Code.))
- (b) Permitted uses shall include in each established district such uses not specifically listed in ((this)) Articles 2 or 7 of this Code as are from time to time determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this Code.
- (c) No use shall be permitted in any R district, C district or M-1 district which by reason of its nature or manner of operation creates conditions that are hazardous, noxious or offensive through emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.

- (d) Except as specifically provided herein to the contrary, the provisions of ((this)) Articles 2 and 7 shall apply to all uses, properties and developments, both public and private, including those of the City and County of San Francisco.

*[Sections 203 and 204 are unchanged.]*

**SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN R OR NC DISTRICTS.**

No use shall be permitted as an accessory use to a dwelling unit in any R or NC district which involves or requires any of the following:

- (a) Any construction features or alterations not residential in character;
- (b) The use of more than 1/4 of the total floor area of the dwelling unit, except in the case of accessory off-street parking and loading;
- (c) The employment of any person not resident in the dwelling unit, other than a domestic servant, gardener, janitor or other person concerned in the operation or maintenance of the dwelling unit;
- (d) Residential occupancy by persons other than those specified in the definition of family in this Code;
- (e) In RH-1(D), RH-1 and RH-1(S) districts, the provision of any room for a roomer or boarder with access other than from within the dwelling unit;
- (f) Addition of a building manager's unit, unless such unit meets all the normal requirements of this Code for dwelling units;
- (g) The maintenance of a stock in trade, or the use of show windows or window displays or advertising to attract customers or clients; or
- (h) The conduct of a business office open to the public.

Provided, however, that Subsection (h) of this section shall not exclude the maintenance within a dwelling unit of the office of a professional person who resides therein, if accessible only from within the dwelling unit; and provided, further, that Subsection (g) shall not exclude the display of signs permitted by Article 6 of this Code.

*[Sections 204.2 through 204.3 are unchanged]*

**SEC. 204.4. DWELLING UNITS ACCESSORY TO OTHER USES.**

- (a) In any R, NC, ((district)) or C districts, one dwelling unit to serve as the residence of a manager and the manager's family shall be permitted as an accessory use for any permitted hotel, motel or group housing structure, without any such structure being classified

as a dwelling for purposes of this Code due to the presence of such dwelling unit.

- (b) In any NC, C district or M district, dwelling units which are integrated with the working space of artists, artisans and other crafts persons shall be permitted as an accessory use to such working space, when the occupancy of such dwelling units is confined to persons and their families using such working space as a means of livelihood, and where the occupancy meets all applicable provisions of the Building Code and the Housing Code.
- (c) In any M district, one dwelling unit or other form of habitation to serve as the residence of a caretaker and the caretaker's family shall be permitted as an accessory use for any permitted principal or conditional use in such district, where the operation of such use necessitates location of such residence in such district.

**SEC. 204.5.      PARKING AND LOADING AS ACCESSORY USES.**

In order to be classified as an accessory use, off-street parking and loading shall meet all of the following conditions:

- (a) Such parking or loading facilities shall be located on the same lot as the structure or use served by them. (For provisions concerning required parking on a separate lot as a principal or conditional use, see Sections 156, 159, 160 and 161 of this Code.)
- (b) Such parking or loading facilities shall be for use by the occupants, patrons, employees or services of the structure or use to which they are accessory. Accessory parking facilities for any dwelling in any R district shall be limited, further, to storage of private passenger automobiles, private automobile trailers and boats, and trucks of a rated capacity not exceeding 3/4 ton.
- (c) Accessory parking facilities shall include only those facilities which do not exceed the following amounts for a structure, lot or development: three spaces where one space is required by this Code; four spaces where two spaces are required by this Code; 150 per cent of the required number of spaces where three or more spaces are required by this Code; and, in all districts other than NC, 15 spaces or seven per cent of the total gross floor area of the structure or development, whichever is greater, or in NC districts, three spaces, where no off-street parking spaces are required by this Code. For purposes of calculation under the last provision just stated, gross floor area shall be as defined by this Code, and the area considered to be devoted to parking shall be only the parking spaces and aisles, excluding entrance and exit driveways and ramps. Off-street parking facilities which exceed the amounts stated in this Subsection (c) shall be classified as either a principal or a conditional use, depending upon the use provisions applicable to the district in which such facilities are located.

*[Sections 205 through 207.3 are unchanged.]*



**SEC. 207.4. DENSITY OF DWELLING UNITS IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

The density of dwelling units in Neighborhood Commercial districts shall be as stated in the following Subsections.

- (a) The rules for calculation of dwelling unit densities set forth in Section 207.1 of this Code shall apply in Neighborhood Commercial districts, except that any remaining fraction of one-half or more of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units.

The dwelling unit density in Neighborhood Commercial Districts shall be at a density ratio not exceeding the number of dwelling units permitted in the nearest Residential district, provided that the maximum density ratio shall in no case be less than the amount set forth in the following table. The distance to each Residential district shall be measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density.

<u>NC District</u>	<u>Residential Density Limits</u>
<u>NC-1,</u> <u>NC-2,</u> <u>NC-S,</u> <u>Sacramento Street,</u> <u>West Portal Avenue</u>	<u>One dwelling unit for each</u> <u>800 sq.ft. of lot area.</u>
<u>NC-3,</u> <u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>Union Street,</u> <u>Valencia Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley</u>	<u>One dwelling unit for each</u> <u>600 sq.ft. of lot area.</u>
<u>Broadway,</u> <u>Hayes-Gough,</u> <u>Upper Market Street,</u> <u>North Beach,</u> <u>Polk Street</u>	<u>One dwelling unit for each</u> <u>400 sq.ft. of lot area.</u>

- (b) The dwelling unit density for dwellings specifically designed for and occupied by senior citizens or physically handicapped persons shall be at a density ratio not exceeding twice the number of dwelling units permitted by the limits set forth in Subsection (a).

**SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING IN R AND NC DISTRICTS.**

The density limitations for group housing, as described in Sections 209.2(a), (b), and (c) and 790.88(b) of this Code, shall be as follows:

- (a) The maximum number of bedrooms on each lot shall be as specified in the following table for the district in which the lot is located, except that for lots in NC districts, the group housing density shall not exceed the number of bedrooms permitted in the nearest Residential district provided that the maximum density not be less than the amount permitted by the ratio specified for the NC district in which the lot is located.

**TABLE 5A  
MAXIMUM DENSITY FOR GROUP HOUSING**

<u>District</u>	<i>Minimum Number of Square Feet of Lot Area for Each Bedroom</i>
RH-2	415
RH-3, RM-1, RC-1	275
RM-2, RC-2	210
RM-3, RC-3	140
RM-4, RC-4	70
<u>NC-1,</u> <u>NC-2,</u> <u>NC-S,</u> <u>Sacramento Street,</u> <u>West Portal Avenue</u>	} — 275
<u>NC-3,</u> <u>NC-S,</u> <u>Castro Street,</u> <u>Inner Clement Street,</u> <u>Outer Clement Street,</u> <u>Upper Fillmore Street,</u> <u>Haight Street,</u> <u>Union Street,</u> <u>Valencia Street,</u> <u>24th Street-Mission,</u> <u>24th Street-Noe Valley</u>	} — 210
<u>Broadway,</u> <u>Hayes-Gough,</u> <u>Upper Market Street,</u> <u>North Beach,</u> <u>Polk Street</u>	} — 140

- (b) For purposes of calculating the maximum density for group housing as set forth herein, the number of bedrooms on a lot shall in no case

considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two beds shall be considered equivalent to one bedroom.

- (c) The rules for calculation of dwelling unit densities set forth in Section 207.1 shall also apply in calculation of the density limitations for group housing, except that in NC districts, any remaining fraction of one-half or more of the maximum amount of lot area per bedroom shall be adjusted upward to the next higher whole number of bedrooms.

*[Sections 209 through 209.9 are unchanged.]*

**SEC. 210. DESCRIPTION AND PURPOSE OF COMMERCIAL AND INDUSTRIAL DISTRICTS.**

The following statements of description and purpose outline the main functions of the C (Commercial) and M (Industrial) districts in the zoning plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code. The emphasis, in the case of these districts, is upon the allocation of adequate areas in proper locations for the carrying on of business and industry to serve city, regional and national needs and provide San Francisco with a sound and growing economic base.

The description and purpose statements for Neighborhood Commercial Districts are listed in Article 7, Sections 710.1 through 728.1

*[Sections 210.1 through 227 are unchanged.]*

**SEC. 234. P DISTRICTS.**

In addition to the use districts otherwise established by this Code, there shall also be in the city a Public Use District herein referred to as a P district, to apply to land that is owned by a governmental agency and in some form of public use, including open space.

The purpose of designating such land as a P district on the Zoning Map is to relate the Zoning Map to actual land use and to the Master Plan with respect to such land. Any lot in a P district may be occupied by a principal use listed in Section 234.1, or by a conditional use listed in Section 234.2, subject to applicable regulations of this code including the limitations of Section 290 for OD (Open Space) districts; provided however that on any lot in a P district, which lot is within one-quarter mile of the nearest NC-1 or Individual Area Neighborhood Commercial District as described in Article 7 of this Code, no accessory non-public use shall be permitted, unless such use or feature complies with the

controls which are applicable in any NC-1 or Individual Area Neighborhood Commercial district located within one-quarter mile of the lot, excluding the provisions of zoning category, as defined in Section 790.80 of Article 7.

**SEC. 234.1. PRINCIPAL USES PERMITTED, P DISTRICTS.**

- (a) Structures and uses of governmental agencies not subject to regulation by this Code.
- (b) Public structures and uses of the City and County of San Francisco, and of other governmental agencies that are subject to regulation by this Code, including accessory non-public uses, when in conformity with the Master Plan and the provisions of other applicable codes, laws, ordinances and regulations; provided, however, that on any lot in a P district, which lot is within one-quarter mile of the nearest NC-1 or Individual Area Neighborhood Commercial district described in Article 7 of this Code, no accessory non-public use shall be permitted, unless such use or feature complies with the controls which are applicable in any NC-1 or Individual Area Neighborhood Commercial district located within one-quarter mile of the lot, excluding the provisions of zoning category .82, as defined in Section 790.80 of this Code.

**SEC. 234.2 CONDITIONAL USES, P DISTRICTS.**

- (a) The following uses shall be subject to approval by the City Planning Commission, as provided in Section 303 of this Code: those uses listed in Sections 209.3(d), (e), (f), (g), (h), (i), (j); 209.4(a); 209.5(a), (b); 209.6(b); and 209.9(c) of this Code.
- (b) With respect to any lot in a P district, which lot is within one-quarter mile of the nearest NC-1 or Individual Area Neighborhood Commercial district as described in Article 7 of this Code, no accessory non-public use shall be permitted, unless such use or feature complies with the controls which are applicable in any NC-1 or Individual Area Neighborhood Commercial district located within one-quarter mile of the lot, excluding the provisions of zoning category .82, as defined in Section 790.80 of Article 7.

*[Section 235 is unchanged.]*

**SEC. 236. GARMENT SHOP SPECIAL USE DISTRICT.**

In order to provide for garment shops of limited size in a recognized area of the city, there shall be a Garment Shop Special Use District as designated on Sectional Map No. 1 SU\* of the Zoning Map. The following provisions shall apply within such special use district:

- (a) A garment shop equipped with single-head power or hand sewing machines and specialty machines, where the total number of such single-head machines does not exceed 25, shall be permitted as a principal use on any lot in an NC district, C district or Residential-Commercial Combined district therein at a location where commercial uses are permitted.

*[Sections 237 through 241 are unchanged.]*

**SEC. 242.**

**NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.**

- (a) **Purpose.** In order to provide, maintain and strengthen viable neighborhood commercial districts readily accessible to city residents, promote the multiple use of neighborhood commercial areas with priority given to neighborhood-serving retail and service activity, promote neighborhood commercial revitalization, protect environmental quality in neighborhood commercial areas, prevent the establishment of major new commercial development except in conjunction with adequately-supportive residential development and transportation capacity, encourage community-based economic development, and control the rapid expansion of certain kinds of uses which if uncontrolled may adversely affect the character of certain neighborhood commercial districts, there shall be Neighborhood Commercial Special Use Districts, as designated on Sectional Maps of the Zoning Map. The original copies of said Sectional Maps with these Special Use Districts indicated thereon are on file with the Clerk of the Board of Supervisors under Files No. 325-80-1 to 325-80-10. The provisions set forth in this Section 242 and Sections 242.1 through 242.10 including Tables 5A through 5J shall apply respectively, within these Special Use Districts, and shall be applicable to all property, whether public or private, therein.
- (b) **Controls.**
1. **General.** These controls, set forth in Tables 5A through 5J, on floor area, frontage, drive-up uses, off-street parking, and outdoor activity are intended to maintain and protect the existing neighborhood-oriented scale of development.
  2. **Vertical Controls.** These controls, set forth in Tables 5A through 5J, on upper story uses are intended to allow for reasonable business expansion while retaining residential uses in neighborhood commercial districts.
  3. **Special Uses.** These controls, set forth in Tables 5A through 5J, on the type and number of certain specific commercial uses permitted in each neighborhood commercial special use district are intended to prevent excessive noise, traffic and parking congestion and conditions disruptive of the neighborhood. Special use threshold numbers, or density levels are established.)

(( for bars, fast food outlets, financial offices, places of entertainment, restaurants, and stores selling liquor for off-premises consumption. If the existing number of such establishments equals or exceeds the special use threshold limits, applications for additional such uses require approval as special uses.

In addition, cabarets, dance halls, hotels, and accessory off-street parking for non-residential uses, require approval as special uses by the City Planning Commission. In reviewing such applications for special use authorization, the Commission shall consider criteria set forth in Section 312 of this Code.

(c) **Definitions.** For the purposes of this Section 242, and Sections 242.1 through 242.19, and 312, Tables 5A through 5J, and other sections of this Code relating to neighborhood commercial special use districts, the following definitions shall apply:

1. **Bar.** A bar is:

(A) A drinking establishment with the following Alcoholic Beverage Control licenses:

(i) #61--On-sale beer (public premises, no person under 21 years); or

(ii) #42--On-sale beer and wine (public premises, no person under 21 years); or

(iii) #48--On-sale general (public premises, no person under 21 years); or

(B) A restaurant with a #47--On-sale general (bona fide public eating place).

2. **Cabaret.** A cabaret as defined in Section 1070 of the Police Code.

3. **Dance Hall.** A dance hall as defined in Section 1022 of the Police Code.

4. **Drive-up establishment or use.** A drive-up establishment or auto-oriented facility is defined as one designed primarily for drive-to or drive-through trade, giving take-out service as a large proportion of the business, catering to patrons in autos and providing off-street parking.

5. **Fast-food establishment, outlet or use.** Any establishment without tables which offers for retail sale for immediate off-premises consumption, ready-to-eat cooked foods and beverages primarily served in or on disposable wrappers, containers, or plates. ))

(( This definition is applicable to chain restaurants and to independent businesses such as carry-out sandwich shops and ice cream stores which do not have seating capacity for consumption of food on the premises. A fast food establishment which also provides space for consumption of food on the premises shall be included in the restaurant category. This definition is not applicable to food operations which are an incidental part of a significantly larger business such as a lunch counter in a supermarket or to a restaurant which also has seating on the premises.

6. **Financial office.** Any bank, savings institution, loan company, savings and loan institution, thrift plan, credit union or any establishment for the custody, loan, exchange or issue of money, for the extension of credit or for facilitating the transfer of funds; or any financial office as further defined in the United States Code or the California Financial Code.

7. **Hotel.** Hotel as defined in Section 209.2 of this Code.

8. **Off-street parking accessory to non-residential use.** Off-street parking which is not required under Article 1.5 of this Code and which does not serve residential uses.

9. **Place of entertainment.** A place of entertainment as defined in Section 1060 of the Police Code.

10. **Restaurant.** An eating establishment which sells food for consumption on the premises, including fast-food establishments and establishments with take-out service, if there is also table space for consumption of food on the premises. Fast-food establishments or specialty grocery stores which do not provide any interior or exterior seating area are not included in this definition. Restaurants with the following Alcoholic Beverage Control licenses are included:

(A) #40--On-sale beer and wine or

(B) #41--On-sale beer and wine (bona fide public eating place)

11. **Sale of liquor for off-premises consumption.** Establishments with the following Alcoholic Beverage Control licenses:

(A) #20--Off-sale beer and wine

(B) #21--Off-sale general. )

**(( SEC. 242.1. UNION STREET SPECIAL USE DISTRICT.**

In order to provide for an established shopping area with a unique mixture of local, citywide and regional sales and services and a special identity, there shall be a Union Street Special Use District, a Neighborhood Commercial Special Use District, as designated on Sectional Map 2SU of the Zoning Map. The original of said map is on file with the Clerk of the Board of Supervisors under File No. 273-80.

**(a) Specific findings and purposes.** This ordinance is intended to further the general purposes of zoning legislation as set forth in Section 101 of this Code, to promote the health, safety and general welfare of the public through:

1. Preservation of the existing scale and mix of commercial uses along Union Street in order to maintain the livability of the surrounding residential area as well as the economic viability of the street.
2. Establishment of performance standards for certain types of commercial uses which are concentrated along the street in a manner potentially harmful to residential livability and the maintenance of small-scale neighborhood-serving businesses.
3. Establishment of certain businesses as special uses in order to allow for the orderly development of the street and to prevent any damage to the unique commercial character of the street with its special mix of food and beverage service, entertainment, specialty shops and professional services.
4. Establishment of density thresholds for certain commercial uses beyond which special review is required to assure maintenance of a balance of sales and services to the neighborhood, citywide and regional customers and users of the street and prevention of excessive noise, traffic and parking congestion and other conditions disruptive of a neighborhood.
5. Prohibition of "drive-up" type uses, and establishment of review procedures for off-street parking facilities, which uses would cause interference with an already congested traffic flow and would be out of character with the special urban character of this unique shopping area.

These standards shall govern the adoption of guidelines by the City Planning Commission to be applied by the Zoning Administrator, the City Planning Commission, and the Board of Supervisors, on appeal, in reviewing applications for special uses.

**(b) Controls.** The following provisions shall apply within such special use district: ))



- ((
1. Floor area, frontage, off-street parking, and outdoor activity shall be permitted as principal uses only within the standards set forth in Table 5A. Applications that exceed the standards therein set forth shall be permitted as special uses after review under applicable criteria set forth in this Code and Guidelines adopted by the City Planning Commission for such uses.
  2. Bars, fast food outlets, financial offices, places of entertainment, restaurants and stores selling liquor for off-premises consumption may be permitted within the standards set forth in Table 5A as permitted uses where the threshold number has not been exceeded, or as special uses otherwise.
  3. No permitted use shall include an establishment of the "drive-in" type, serving customers waiting in parked motor vehicles.
  4. Any application for special use authorization for establishment, alteration or enlargement of a cabaret, dance hall, hotel, or for off-street parking accessory to non-residential uses, shall be reviewed, and approved or disapproved by the City Planning Commission which shall consider all relevant criteria set forth in Section 312 of this Code before taking action. ))

*NOTE: The Clerk of the Board of Supervisors has deleted former City Planning Code Sections 242.2 through 242.10 which were the Neighborhood Commercial Special Use District controls. Sections 243 and 244 were also deleted during this action. All of these Code Sections were temporary in nature and had expired.*

**((SEC. 245. HAYES-GOUGH SPECIAL USE DISTRICT.**

In order to provide for an established area with a unique combination of uses including a relatively large supply of housing units worthy of retention, there shall be a Hayes-Gough Special Use District as designated on Sectional Maps Nos. 2SU and 7SU of the Zoning Map. The following provisions shall apply within such special use district:

- (a) The elimination of any dwelling unit(s) or other housing, whether through conversion to another use or through demolition (other than when required by law), shall be permitted only after authorization by the City Planning Commission as a conditional use under Section 303 of this Code. ))

*[Sections 246 through 249.5 are unchanged.]*

ARTICLE 2.5

HEIGHT AND BULK DISTRICTS

*[Sections 250 through 253 are unchanged.]*

**SEC. 253.1. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN NORTH BEACH AND BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICTS.**

- (a) In the 65-A-1 height and bulk district, as designated on Sectional Map 1H of the Zoning Map, any new or expanding building or structure exceeding 40 feet in height shall be permitted as a conditional use only upon approval by the City Planning Commission according to the provisions in Sections 316 through 316.8 of this Code. The height of the building or structure so approved by the City Planning Commission shall not exceed 65 feet.
  
- (b) In authorizing any such proposal for a building or structure exceeding 40 feet in height, the City Planning Commission shall find that in addition to the criteria of Section 303(c), that the proposal is consistent with the expressed purposes of this Code, of the North Beach and Broadway Neighborhood Commercial Districts, and of the height and bulk districts, set forth in Sections 101, 714.1, 722.1, and 251 hereof and that the following criteria are met.
  - 1. The height of the new or expanding development will be compatible with the individual neighborhood character and the height and scale of the adjacent buildings.
  
  - 2. When the height of the new or expanding development exceeds twice the existing height of adjacent buildings, transitions will be provided between the taller and shorter buildings.
  
  - 3. The height and bulk of the new or expanding development will be designed to allow maximum sun access to nearby parks, plazas, and major pedestrian corridors.

*[Sections 254 through 295 are unchanged.]*

**ARTICLE 3**  
**ZONING PROCEDURES**

*[Sections 301 through 302 are unchanged.]*

**SEC. 303.        CONDITIONAL USES.**

- (a) **General.** The City Planning Commission shall hear and make determinations regarding applications for the authorization of conditional uses in the specific situations in which such authorization is provided for elsewhere in this Code. The procedures for conditional uses shall be as specified in this section and in Sections 306 through 306.~~(5)~~6, except that Planned Unit Developments shall in addition be subject to Section 304, ~~((and))~~ medical institutions and post-secondary educational institutions shall in addition be subject to the institutional master plan requirements of Section 304.5, and conditional use and Planned Unit Development applications filed pursuant to Article 7, or otherwise required by this Code for uses or features in Neighborhood Commercial districts, shall be subject to the provisions set forth in Sections 316 through 316.8 of this Code, in lieu of those provided for in Sections 306.2 and 306.3 of this Code, with respect to scheduling and notice of hearings, and in addition to those provided for in Sections 306.4 and 306.5 of this Code, with respect to conduct of hearings and reconsideration.
- (b) **Initiation.** A conditional use action may be initiated by application of the owner, or authorized agent for the owner, of the property for which the conditional use is sought.
- (c) **Determination.** After its hearing on the application, or upon the recommendation of the Director of Planning if the application is filed pursuant to Sections 316 through 316.8 of this Code and no hearing is required, the City Planning Commission ~~((may))~~ shall approve the application and authorize a conditional use if the facts presented are such to establish:
1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
  2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
    - (A) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

- (B) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
  - (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (D) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan; and
4. With respect to applications filed pursuant to Article 7 of this Code; that such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial district, as set forth in zoning control category .1 of Sections 710 through 729 of this Code; and
5. (A) With respect to applications filed pursuant to Article 7, Section 703.2(a), zoning categories .46, .47, and .48, in lieu of the criteria set forth above in Section 303(c)1-4, that such use or feature will:
- (i) Not be located within 1000 feet of another such use, if the proposed use or feature is included in zoning category .47, as defined by Section 790.36 of this Code and/or
  - (ii) Not be open between 2 a.m. and 6 a.m.; and
  - (iii) Not use electronic amplification between midnight and 6 a.m.; and
  - (iv) Be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
- (B) Notwithstanding the above, the City Planning Commission may authorize a conditional use which does not satisfy the criteria set forth in 5(A)ii and/or 5(A)iii above, if facts presented are such to establish that the use will be operated in such a way as to minimize disruption to residences in and around the district with respect to noise and crowd control.

Such action of the City Planning Commission, in either approving or disapproving the application, shall be final except upon the filing of a valid appeal to the Board of Supervisors as provided in Section 308.1.

**(d) Conditions.** When authorizing a conditional use as provided herein the City Planning Commission, or the Board of Supervisors on appeal, shall prescribe such additional conditions, beyond those specified in this Code, as are in its opinion necessary to secure the objectives of the Code. Once any portion of the conditional use authorization is utilized, all such conditions pertaining to such authorization shall become immediately operative. The violation of any condition so imposed shall constitute a violation of this Code and may constitute grounds for revocation of the conditional use authorization. Such conditions may include time limits for exercise of the conditional use authorization; otherwise, any exercise of such authorization must commence within a reasonable time.

**(e) Modification of conditions.** Authorization of a change in any condition previously imposed in the authorization of a conditional use shall be subject to the same procedures as a new conditional use. Such procedures shall also apply to applications for modification or waiver of conditions set forth in prior stipulations and covenants relative thereto continued in effect by the provisions of Section 174 of this Code.

**(f) ((Continuation.))**

1. Except as provided for temporary uses in Section 205 of this Code, and except where time limits are otherwise specified as a condition of authorization, any conditional use that has been established as authorized by the City Planning Commission may continue as authorized so long as it is not changed to another use or feature, or discontinued for a continuous period of three years, or otherwise abandoned.
2. A conditional use shall not be restored when so abandoned, or changed to another use or feature that is classified as a conditional use in the district in which it is located, or significantly altered or intensified, except upon approval of a new conditional use application by the City Planning Commission.
3. Where a use or feature classified as a conditional use in the district in which it is located lawfully exists at the effective date of this Code, or at the effective date of any amendment imposing new conditional use requirements upon such use or feature in such district, such use or feature shall be deemed to be a permitted conditional use in the form in which it exists on such date, without further authorization except as provided in this subsection or in Section 205 of Article 2 of this Code. ))

**(( (g) ))**

**Delegation of hearing.** The City Planning Commission may delegate to a committee of one or more of its members, or to the Zoning Administrator, the holding of the hearing required by this Code for a conditional use action. The delegate or delegates shall submit to the City Planning Commission a record of the hearing, together with a report of findings and recommendations relative thereto, for the consideration of the Commission in reaching its decision in the case.

**SEC. 304. PLANNED UNIT DEVELOPMENTS.**

In districts other than C-3, the City Planning Commission may authorize as conditional uses, in accordance with the provisions of Section 303, Planned Unit Developments subject to the further requirements and procedures of this section. After review of any proposed development, the City Planning Commission may authorize such development as submitted or may modify, alter, adjust or amend the plan before authorization, and in authorizing it may prescribe other conditions as provided in Section 303(d). The development as authorized shall be subject to all conditions so imposed and shall be excepted from other provisions of this Code only to the extent specified in the authorization.

- (a) **Objectives.** The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the city as a whole. In cases of outstanding over-all design, complementary to the design and values of the surrounding area, such a project may merit a well reasoned modification of certain of the provisions contained elsewhere in this Code.
- (b) **Nature of site.** The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the property included or by the Redevelopment Agency of the City. It must constitute all or part of a Redevelopment Project Area, or if not must include an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.
- (c) **Application and plans.** The application must describe the proposed development in detail, and must be accompanied by an overall development plan showing, among other things, the use or uses, dimensions and locations of structures, parking spaces, and areas, if any, to be reserved for streets, open spaces and other public purposes. The application must include such pertinent information as may be necessary to a determination that the objectives of this section are met, and that the proposed development warrants the modification of provisions otherwise applicable under this Code.
- (d) **Criteria and limitations.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:
  - 1. Affirmatively promote applicable objectives and policies of the Master Plan;
  - 2. Provide off-street parking adequate for the occupancy proposed;
  - 3. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

4. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;
5. In R districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for ((RC)) NC-1 districts under this Code; and
6. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.
7. In NC districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code; and
8. In NC districts, not violate the use limitations by story set forth in Article 7 of this Code.

#### SEC. 304.5. INSTITUTIONAL MASTER PLANS.

- (a) **Purposes.** The principal purposes of the requirements for institutional master plans contained in this section are:
1. To provide notice and information to the City Planning Commission, community and neighborhood organizations, other public and private agencies and the general public as to the plans of each affected institution at an early stage, and to give an opportunity for early and meaningful involvement of these groups in such plans prior to substantial investment in property acquisition or building design by the institution.
  2. To enable the institution to make modifications to its master plan in response to comments made in public hearings prior to its more detailed planning and prior to any request for authorization by the City of new development proposed in the master plan; and
  3. To provide the City Planning Commission, community and neighborhood organizations, other public and private agencies, the general public, and other institutions with information that may help guide their decisions with regard to use of, and investment in, land in the vicinity of the institution, provision of public services, and particularly the planning of similar institutions in order to insure that costly duplication of facilities does not occur.

- (b) **When required.** Not later than December 31, 1976, each medical institution and each post-secondary educational institution, including group housing affiliated with and separated by any such institution, as described in Sections 209.2(c), 209.3(a) and (i), 216(a), and 217(a) and (h) of this Code, in the City and County of San Francisco shall have on file with the Department of City Planning a current institutional master plan describing the existing and anticipated future development of that institution as provided in Subsection (c) below.

Thereafter, at intervals of two years, each such institution shall file a report with the Department of City Planning describing the current status of its institutional master plan. In addition, any substantial revisions to the institutional master plan already on file with the Department of City Planning shall be filed with the Department as soon as such revisions have been formalized by the management of the institution.

Each such institution that is newly established after the effective date of this section shall file the required institutional master plan in connection with its establishment, and shall file the reports and revisions described above, in accordance with this section.

The institutional master plans, reports and revisions required by this section shall, upon filing, be available for public review at the Department of City Planning.

- (c) **Format and substance of plan.** In the case of an institution presently occupying a site area of one or more acre, or occupying a site area of less than one acre but anticipating future expansion, the plan submitted shall be a full institutional master plan and shall at a minimum contain textual and graphic descriptions of:

1. The nature of the institution, its history of growth, physical changes in the neighborhood which can be identified as having occurred as a result of such growth, the services provided and service population, employment characteristics, the institution's affirmative action program, all ownership by the institution of properties throughout the City and County of San Francisco, and any other relevant general information pertaining to the institution and its services.
2. The present physical plant of the institution, including the location and bulk of buildings, land uses on adjacent properties, traffic circulation patterns, and parking in and around the institution.
3. The development plans of the institution for a future period of not less than 10 years, and the physical changes in the institution projected to be needed to achieve those plans. Any plans for physical development during the first five years shall include the site area, ground coverage, building bulk,



approximate floor area by function, off-street parking, circulation patterns, areas for land acquisition, and timing for the proposed construction. In addition, with respect to plans of any duration, the submission shall contain a description and analysis of each of the following:

- (A) The conformity of proposed development plans to the Comprehensive Plan (Master Plan) of the City and County of San Francisco, and to any neighborhood plans on file with the Department of City Planning.
  - (B) The anticipated impact of any proposed development by the institution on the surrounding neighborhood, including but not limited to the effect on existing housing units, relocation of housing occupants and commercial and industrial tenants, changes in traffic levels and circulation patterns, transit demand and parking availability, and the character and scale of development in the surrounding neighborhood.
  - (C) Any alternatives which might avoid, or lessen adverse impacts upon the surrounding neighborhood, including location and configuration alternatives, the alternative of no new development, and the approximate costs and benefits of each alternative.
  - (D) The mitigating actions proposed by the institution to lessen adverse impacts upon the surrounding neighborhood.
4. A projection of related services and physical development by others, including but not limited to office space and medical outpatient facilities, which may occur as a result of the implementation of the institution's master plan.
  5. Any other items as may be reasonably required by the Department of City Planning or the City Planning Commission.

In the case of an institution presently occupying a site area of less than one acre, and placing on file with the Department of City Planning a statement that the institution does not anticipate any future expansion, an abbreviated institutional master plan may be filed, consisting of a textual description of the institution's physical plant and employment, the institution's affirmative action program, all ownership by the institution of properties throughout the City and County of San Francisco, the services provided and service population, parking availability, and any other relevant general information pertaining to the institution and its services.

- (d) **Hearing on plan.** In a case in which a full institutional master plan, or revisions to such a plan, have been filed in accordance with Subsection (c) above, the City Planning Commission shall hold a public hearing on such plan or revisions. The Zoning Administrator shall set the time and place for the hearing within a reasonable

period, but in no event shall the hearing date be less than 30 days nor more than 180 days after the plan, or revisions, have been accepted for filing.

In a case in which an abbreviated institutional master plan has been filed in accordance with Subsection (c) above, the Zoning Administrator shall report the filing to the City Planning Commission, and the Commission may, at its option, either hold or not hold a public hearing on such plan, as the Commission may deem the public interest to require. In the event a public hearing is to be held on such an abbreviated institutional master plan, the Department of City Planning or the Commission may require submission of additional information by the institution as deemed necessary for such hearing.

The public hearing conducted by the City Planning Commission on any institutional master plan, or revisions thereto, shall be for the receipt of public testimony only, and shall in no way constitute an approval or disapproval of the institutional master plan or revision, or of any facility described therein, by the City Planning Commission.

Notice of all hearings provided for herein shall be given in the same manner as prescribed for conditional use applications under Section 306.3 of this Code. The institution may be required to file with its master plan, or revisions thereto, the information and other material needed for the preparation and mailing of notices as specified in that section.

Public testimony, as represented in the official minutes of the City Planning Commission and written correspondence to the Commission, concerning the content of an institutional master plan and revisions thereto, shall become a part of the institutional master plan file at the Department of City Planning and shall be available for public review.

- (e) **Submission to West Bay Health Systems Agency.** All institutional master plans and revisions filed by medical institutions, and all conditional use applications filed by such institutions, shall be submitted by the Department of City Planning to the West Bay Health Systems Agency, designated pursuant to Public Law 93-641, for review and comment. Each submission shall be made not more than 10 days after the institutional master plan, revisions thereto, or conditional use application has been accepted for filing.
- (f) **Conditional use authorizations.** In the case of any institution subject to the institutional master plan requirements of this section, no conditional use required for development by the institution under Articles 2 or 7 of this Code shall be authorized by the City Planning Commission unless such development shall be as described in the institutional master plan, or revisions thereto, filed with the Department of City Planning and heard by the City Planning Commission as provided in this section, and no hearing shall be held or consent calendar item approved by the Commission on any such

application for a conditional use until six months shall have elapsed after the date on which the public hearing is commenced on the institutional master plan, or on the revisions thereto that relate to the proposed development. The procedures for conditional use applications shall be those set forth in Section 303 and elsewhere in this Code.

In addition, where conditional use authorization is sought with respect to a medical institution, no such authorization shall be approved by the City Planning Commission until after at least 75 days shall have elapsed after the requests for review and comments have been made pursuant to Subsection (e) above for both the institutional master plan and the conditional use application. Furthermore, no conditional use authorization shall be approved by the City Planning Commission for any medical institution until the proposed development has first been approved pursuant to Sections 1513, 1523 and 1604 of Public Law 93-641 or Sections 437 and 438 of the California Health and Safety Code, if such approval is found by the reviewing agencies to be required under those sections.

- (g) **Permit applications.** Commencing on January 1, 1977, the Department of City Planning shall not approve any building permit application for any construction pertaining to any development of any institution subject to this section, with the exception of minor alterations necessary to correct immediate hazards to health or safety, unless that institution has complied with all the applicable requirements of Subsections (b) and (c) above with regard to its filing of an institutional master plan or revisions thereto.

*[Sections 305 through 306.1 are unchanged]*

## **SEC. 306.2. SCHEDULING OF HEARINGS.**

When an action for an amendment, conditional use or variance has been initiated by application or otherwise, the Zoning Administrator shall set a time and place for a hearing thereon within a reasonable period. In the case of an application for a variance, such period shall not exceed 30 days from the date upon which the application is accepted for filing. The procedures for scheduling of hearings and determinations on conditional use applications where such authorization is required pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 729 for each Neighborhood Commercial district, are set forth in Sections 316.2 through 316.8 of this Code.

## **SEC. 306.3. NOTICE OF HEARINGS.**

- (a) Except as indicated in Subsection (b) below, and except as provided in Sections 316.3 and 316.4 of this Code for conditional use applications where such authorization is required pursuant to zoning

categories .10, .11, .21, .24 through .27, .38 through .90 and .95 of Sections 710 through 729 for each Neighborhood Commercial district, notice of the time, place and purpose of the hearing on action for an amendment, conditional use or a variance shall be given by the Zoning Administrator as follows:

1. By mail to the applicant or other person or agency initiating the action.
  2. By mail, except in the case of proposed amendments to change the text of the Code, not less than 10 days prior to the date of the hearing to the owners of all real property within the area that is the subject of the action and within 300 feet of all exterior boundaries of such area, using for this purpose the names and addresses of the owners as shown on the latest citywide assessment roll in the office of the Tax Collector. Failure to send notice by mail to any such property owner where the address of such owner is not shown on such assessment roll shall not invalidate any proceedings in connection with such action.
  3. By publication, except in variance cases, at least once in a newspaper of general circulation in the city not less than 20 days prior to the date of the hearing.
  4. Such other notice as the Zoning Administrator shall deem appropriate.
- (b) In the following situations, notice of hearings shall be given as indicated.
1. In the case of variance applications involving a less than 10 per cent deviation as described in Section 305(c), the Zoning Administrator need give only such notice as the Zoning Administrator deems appropriate in cases in which a hearing is actually held.
  2. In the case of amendments to reclassify land on the basis of general zoning studies for one or more zoning districts, which studies either are city-wide in scope or cover a major sub-area of the city as determined by the City Planning Commission, and where the total area of land so proposed for reclassification, excluding the area of public streets and alleys, is 30 acres or more, the notice given shall be as described in Subsection (a) above, except that:
    - (A) The newspaper notice shall be published as an advertisement in all editions of such newspaper, and need contain only the time and place of the hearing and a description of the general nature of the proposed amendment together with a map of the area proposed for reclassification.

- (B) The notice by mail need contain only the time and place of the hearing and a general description of the boundaries of the area proposed for reclassification.

#### SEC. 306.4. CONDUCT OF HEARINGS.

- (a) **Reports and Recommendations.** In all actions for amendments or conditional uses, the Zoning Administrator shall make necessary investigations and studies and submit his findings to the Director of Planning prior to the hearing of the City Planning Commission, or in actions on conditional use applications in NC districts, prior to the consent calendar or public hearing of the Commission. The report and recommendation of the Director of Planning shall be submitted at the hearing.
- (b) **Record.** A record shall be kept of the pertinent information presented at the hearing on any action for an amendment, conditional use or variance, and such record shall be maintained as a part of the permanent public records of the Department of City Planning. A verbatim record may be made if permitted or ordered by the City Planning Commission in the case of actions for amendments or conditional uses, and by the Zoning Administrator in the case of variance actions.
- (c) **Continuations.** The City Planning Commission in the case of actions for amendments or conditional uses, and the Zoning Administrator in the case of variance actions, shall determine the instances in which cases scheduled for hearing may be continued or taken under advisement. In such cases, new notice need not be given of the further hearing date, provided such date is announced at the scheduled hearing.
- (d) **Decision.** The decision of the City Planning Commission or the Zoning Administrator shall be in accordance with the provisions for each type of case in Sections 302 through 305.
1. In the case of variances, the decision of the Zoning Administrator shall, unless deferred upon the request or consent of the applicant, be rendered within 60 days from the date of conclusion of the hearing or, where no hearing is involved, within 60 days from the date of filing; failure of the Zoning Administrator to act within the prescribed time shall entitle the applicant to cause the matter to be placed before the City Planning Commission for decision at its next following regular meeting.
  2. In the case of actions for amendments or conditional uses, the decision of the City Planning Commission shall be rendered within 90 days from the date of conclusion of the hearing; failure of the Commission to act within the prescribed time shall be deemed to constitute disapproval.

3. In the case of proposed amendments initiated by the Board of Supervisors under Section 302(b), or modifications to proposed amendments made by the Board under Section 302(d) of this Code, the decision of the City Planning Commission shall be rendered within 90 days from the date of referral of the proposed amendment or modification by the Board to the Commission. Failure of the Commission to act within the prescribed time shall be deemed to constitute disapproval, except that the Board may, by resolution, extend the prescribed time within which the Commission is to render its decision.

*[Sections 306.5 through 306.8 are unchanged.]*

#### **SEC. 307. OTHER POWERS AND DUTIES OF THE ZONING ADMINISTRATOR.**

In addition to those specified in Sections 302 through 306, and Sections 316 through 316.8 of this Code, the Zoning Administrator shall have the following powers and duties in administration and enforcement of this Code. The duties described in this section shall be performed under the general supervision of the Director of Planning, who shall be kept informed of the actions of the Zoning Administrator.

- (a) **Rules, regulations and interpretations.** The Zoning Administrator shall, consistent with the expressed standards, purposes and intent of this Code and pursuant to its objectives, issue and adopt such rules, regulations and interpretations as are in the Zoning Administrator's opinion necessary to administer and enforce the provisions of this Code. Such rules and regulations, and any such interpretations that will be of general application in future cases, shall be made a part of the permanent public records of the Department of City Planning. The Zoning Administrator shall respond to all written requests for determinations regarding the classification of uses and the interpretation and applicability of the provisions of this Code.
- (b) **Compliance with this Code.** The Zoning Administrator shall have authority to take appropriate actions to secure compliance with this Code, through review of permit applications, surveys and record keeping, enforcement against violations as described in Section 176, and other means.
- (c) **Inspection of premises.** In the performance of any prescribed duties, the Zoning Administrator and employees of the Department of City Planning authorized to represent the Zoning Administrator shall have the right to enter any building or premises for the purposes of investigation and inspection; provided, that such right of entry shall be exercised only at reasonable hours, and that in no case shall entry be made to any building in the absence of the owner or tenant thereof without the written order of a court of competent jurisdiction.

- (d) **Code maintenance.** The Zoning Administrator shall periodically review and study the effectiveness and appropriateness of the provisions of this Code, for the purpose of recommending necessary changes to the Director of Planning and the City Planning Commission.
- (e) **Exercise of powers and duties by others.** In cases where absence, incapacity, vacancy of the office, conflict of interest or other sufficient reasons prevents action by the Zoning Administrator, the Director of Planning may designate any officer or employee of the Department to carry out any function of the Zoning Administrator so affected.
- (f) **Cooperation with other departments.** The Zoning Administrator shall furnish to the various departments, officers and employees of the City vested with the duty or authority to issue permits or licenses (including but not limited to the Department of Public Works, Department of Public Health, Police Department and Fire Department) such information as will insure the proper administration of this Code and of all the rules, regulations, interpretations and other determinations of the Department of City Planning relative thereto. It shall be the duty of said departments, officers and employees to cooperate with the Zoning Administrator in the performance of the Zoning Administrator's duties, and to assist in the enforcement of the provisions of this Code.

**SEC. 308.****APPEALS.**

In the case of any amendment, conditional use or variance action described in Sections 302 through 305 and Sections 316 through 316.6 of this Code and in the case of any order, requirement, decision or other determination (other than a variance) made by the Zoning Administrator the procedures for appeals shall be as described in Sections 308 through 308.2.

**SEC. 308.1.****APPEALS: AMENDMENTS AND CONDITIONAL USES.**

- (a) **Right of appeal.** The action of the City Planning Commission, in disapproving in whole or in part of an amendment initiated by application as described in Section 302 and Sections 306 through 306.5, or in approving or disapproving in whole or in part an application for conditional use authorization as described in Sections 303 and 304, ((and)) Sections 306 through 306.5 and Sections 316 through 316.6 of this Code, shall be subject to appeal to the Board of Supervisors in accordance with this section. An action of the Commission so appealed from shall not become effective unless and until approved by the Board of Supervisors in accordance with this section.

- (b) **Notice of appeal.** Any appeal under this section shall be taken by filing written notice of appeal with the Board of Supervisors within 30 days after the date of action by the City Planning Commission. The notice of appeal shall be subscribed by the owners of at least 20 percent of the property affected by the proposed amendment or conditional use. For the purposes of this section, the property affected shall be calculated as follows:
1. When a proposed amendment or conditional use has been disapproved by the City Planning Commission, the property affected shall be deemed to be all property within the area that is the subject of the application for amendment or conditional use, and within 300 feet of all exterior boundaries of the property that is the subject of the application;
  2. When a proposed conditional use has been approved by the City Planning Commission, the property affected shall be deemed to be all property within 300 feet of all exterior boundaries of the property for which the conditional use has been approved by the City Planning Commission, excluding the property for which the approval has been given;
  3. In either of the above cases, when any property is owned by the City and County of San Francisco, the United States Government or the State of California, or any department or agency thereof, or by any special district, and is located within 300 feet of the area that is the subject of the application for amendment or conditional use, such property shall be excluded in determining the property affected unless such owner shall itself be a subscriber of the notice of appeal; and
  4. Wherever a property is held in joint ownership, the signatures of joint owners shall be calculated as representing affected property in direct proportion to the amount of the total ownership of that property attributable to the joint owner or owners subscribing to the notice of appeal. For the purposes of this calculation, the term "joint ownership" shall include joint tenancies, interests in common, community property, partnerships, stock cooperatives, condominiums, community apartments and planned unit developments. Where each owner has exclusive rights to a portion of the property, the proportion of the total ownership attributable to that owner shall be calculated in terms of a ratio of the floor area and land area in which that owner has exclusive, joint and common rights to the total floor area and land area of that property. Under these calculations, the land area of an affected property in joint ownership shall be given the same weight as the land area of an affected property not in joint ownership, in determining whether 20 percent of the property affected is represented by signatures to the notice of appeal.



- (c) **Hearing.** Upon the filing of such written notice of appeal so subscribed, the Board of Supervisors or the Clerk thereof shall set a time and place for hearing such appeal, which shall be not less than 10 nor more than 30 days after such filing. The Board of Supervisors must decide such appeal within 30 days of the time set for the hearing thereon, provided that, if the full membership of the Board is not present on the last day on which said appeal is set or continued for hearing within said period, the Board may postpone said hearing and decision thereon until, but not later than, the full membership of the Board is present, provided, further, that the latest date to which said hearing and decision may be so postponed shall be not more than 90 days from the date of filing of the appeal. Failure of the Board of Supervisors to act within such time limit shall be deemed to constitute approval by the Board of the action of the City Planning Commission.
- (d) **Decision.** In acting upon any such appeal, the Board of Supervisors may disapprove the action of the City Planning Commission only by a vote of not less than 2/3 of all members of the Board, except that in the event that one or more of the full membership of the Board is disqualified or excused from voting because of an interest prohibited by general law or the San Francisco Charter, any such disapproval shall be by a vote of not less than 2/3 of all members of the Board that are not disqualified or excused; provided, however, that in the event that a quorum of all members of the Board is disqualified or excused from voting because of an interest prohibited by general law or the Charter, the action of the City Planning Commission shall be deemed approved. In the event the Board disapproves the action of the Commission when the Commission has disapproved in whole or in part a proposed amendment, the Board shall, not later than its next regularly scheduled meeting, adopt the proposed ordinance. In the event the Board disapproves the action of the Commission when the Commission has disapproved in whole or in part a proposed conditional use, the Board shall prescribe in its resolution such conditions as are in its opinion necessary to secure the objectives of this Code, in accordance with Section 303(d).

*[Sections 308.2 through 309 are unchanged.]*

## **SEC. 310. ZONING PROCEDURES NOT TO APPLY TO ARTICLE 10.**

Notwithstanding any other provision of this Code, the procedures set forth in this Article 3 (Sections 301 through 309 and Sections 316 through 316.6 of this Code) shall not apply to Article 10, Preservation of Historical, Architectural and Aesthetic Landmarks; the procedures applicable to Article 10 are included therein.

*[Section 311 is unchanged.]*

**SEC. 312. SPECIAL USES.**

- (a) **General.** The Zoning Administrator and the City Planning Commission shall make determinations regarding applications for authorization of special uses in the specific situations in which such authorization is provided for elsewhere in this Code. The procedures for special uses shall be as specified in this section.
- (b) **Purpose.** The special use authorization procedure is intended to facilitate the orderly processing of applications for alteration and enlargement of existing uses and for establishment of uses in Neighborhood Commercial Special Use Districts through a procedure which allows for efficient and thorough review of applications using criteria and requirements as set forth in this Code and guidelines as adopted from time to time by the City Planning Commission so as to insure fairness to each applicant and adequate and reasonable regulation of commercial development. Except as provided in Subdivision (d), no special use authorization may be approved pursuant to this Chapter which is not consistent with the policies and objectives of the Comprehensive Plan of San Francisco, the purposes of this Code, the general purposes of Neighborhood Commercial Special Use Districts (Section 2424a), and the purposes of the particular special use district. In considering such authorizations, the Zoning Administrator and the Planning Commission shall also consider the needs of the owners of property, operators of businesses, residents of surrounding areas, users of the areas and the community in general.
- (c) **Initiation.** A special use determination may be initiated by application of the owner, or authorized agent for the owner, of the property for which special use is sought.
- (d) **Determination by the Zoning Administrator.** After review, the Zoning Administrator shall either approve or approve with conditions the application and authorize a special use if the facts presented are such as to establish:
1. That the proposed use meets the standards of applicable sections of this Code; and
  2. That the proposed use meets the standards of applicable guidelines adopted by the City Planning Commission for review of such applications; and
  3. That the proposed use complies with the following requirements:
    - (A) **Upper Story Retail and Office Use.**
      - (i) If the proposal is to convert an existing residential unit to commercial use, kitchen facilities will be retained to allow conversion back to residential use.
      - (ii) No more than 67% of existing second story units are in commercial use (retail or office). )

**(( (B) Financial Office.**

- (i) No other financial office is within 300 feet;
- (ii) Proposed establishment does not exceed 2,500 square feet of gross floor area;
- (iii) No drive-up facilities are provided; and
- (iv) No off-street parking is provided on the site.

**(C) Bar, Fast-Food Outlet, Restaurant, or Store Selling Liquor for Off-Premises Consumption.**

- (i) No other establishment of one of these types is within 100 feet;
- (ii) Proposed establishment does not exceed 1,500 square feet of gross floor area;
- (iii) No outdoor activity area abuts property with residential occupancy;
- (iv) No off-street parking is provided on the site; and
- (v) No drive-up facilities are provided.

**(D) Place of Entertainment.**

- (i) No other place of entertainment is within 300 feet;
- (ii) Proposed establishment does not exceed 1,000 square feet of gross floor area;
- (iii) No outdoor activity area abuts property with residential occupancy;
- (iv) No electronic amplification equipment is used; and
- (v) No off-street parking is provided on the site; or he or she shall refer the matter to the City Planning Commission for hearing as set forth in Subsection (e) following.

**(e) Review and determination by the City Planning Commission.** In those cases in which the Zoning Administrator determines that the requirements of Subsection (d) above are not met, he or she shall refer the matter to the City Planning Commission for review and hearing following the procedures set forth in Section 303 for Conditional Use. The Commission may approve or disapprove such application for special use authorization, or may approve with conditions. In making the determination required by Sections 303(c) and 303(d) to be made if authorization is to be approved, the Commission shall consider the following factors, as applicable: **}}**

(( 1. **Dance Halls.**

- (A) Whether proposed establishment is within 300 feet of another dance hall;
- (B) Whether proposed establishment exceeds 1,000 square feet of gross floor area;
- (C) Whether proposed establishment is within 100 feet of property with residential occupancy; and
- (D) Whether noise levels created by the use outside the premises are excessive or disruptive to the neighborhood.

2. **Cabarets.**

- (A) Whether the proposed establishment is within 300 feet of another cabaret;
- (B) Whether the proposed establishment exceeds 1,000 square feet of gross floor area;
- (C) Whether alcoholic beverages are served after midnight; and
- (D) Whether entertainment is provided after midnight.

3. **Hotels.**

- (A) Whether the proposed establishment includes more than 5 guest rooms or suites of rooms; and
- (B) Whether the proposed establishment is designed for tourist activity, parking and traffic volume out of scale with the neighborhood.

(f) **Notice of Determination.** The determination of the Zoning Administrator to approve an application for special use authorization shall be posted on the subject property, advertised in a newspaper of general circulation, and mailed to groups and individuals requesting such notice. The Zoning Administrator may provide such additional notice as he or she deems appropriate to carry out the provisions of this section.

(g) **Appeal of action by the Zoning Administrator to Commission.** The action of the Zoning Administrator in approving an application for special use authorization may be appealed to the City Planning Commission within 10 calendar days of the date of publication of the determination by any of the following:

- 1. The applicant
- 2. Ten or more property owners or tenants of the residential or commercial property within 300 feet of the exterior boundaries of the subject property subscribing to a petition of appeal. In hearing such appeals on the granting of a special use ))

(( authorization by the Zoning Administrator, the Commission shall be guided by the same standards, criteria and procedures set forth in Section 312(e).

(h) **Appeal of action by the City Planning Commission to Board of Supervisors.** The action of the City Planning Commission in approving or disapproving an application for special use authorization, or approving an application subject to conditions, may be appealed to the Board of Supervisors. The procedures for appeals of actions by the Commission on applications for conditional uses, as set forth in Section 308.1 of this Code, shall be followed in such cases. In hearing such appeals, the Board of Supervisors shall make the determinations and consider the factors required to be considered by the Planning Commission pursuant to Section 312(e).

(i) **Modification of conditions.** Authorization of a change in any condition previously imposed in the authorization of a special use shall be subject to the same procedures as a new special use.))

*[Sections 313 through 315 are unchanged.]*

**SEC. 316. PROCEDURES FOR CONDITIONAL USE AUTHORIZATION IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

In addition to the provisions of Section 306.1, 306.4, and 306.5 of this Code, the following procedures set forth in this and the following sections shall govern applications for conditional use authorization where this authorization is required pursuant to Sections 178 and 179 and zoning categories .10, .11, .21, .24 through .27, .38 through .90, and .95 of Sections 710 through 729 of this Code for each Neighborhood Commercial district. The criteria for determinations on such applications are set forth in Section 303(c) of this Code. Additional criteria for determinations on applications pursuant to zoning categories .10, .11, and .21 are set forth in the Section of this Code containing the control.

**SEC. 316.1. APPLICATIONS AND FILING FEES.**

The provisions set forth in Section 306.1 of this Code shall govern with respect to applications and filing fees.

**SEC. 316.2. ZONING ADMINISTRATOR REVIEW, SCHEDULING OF HEARING, AND RECOMMENDATION.**

The Zoning Administrator will review and schedule applications for conditional use authorization for City Planning Commission determination; either on consent calendar, with a recommendation regarding action on the application; or at a public hearing.

- (a) Scheduling of Determination. After an application for conditional use is filed at the Department, the Zoning Administrator will review the application and set a time and place for determination of that application within a reasonable period.
- (b) Consent Calendar with Recommendation. After reviewing an application, the Zoning Administrator shall determine if the facts presented establish that the proposed use or feature is in conformity with the criteria set forth in Section 303(c) of this Code, as applicable, and in Sections 253.1, 121.1, and 121.2 of this Code for zoning categories .10, .11, and .21, respectively, and may submit findings to the Director of Planning which may recommend approval or approval with conditions, placing that recommendation on consent calendar.
- (c) Public Hearing. After reviewing an application, the Zoning Administrator may determine that the public interest would best be served by a hearing where public testimony can be received on the application and shall in that event schedule the application for a public hearing.
- (d) Report and Recommendation. In all actions involving a Consent Calendar or public hearing, the Zoning Administrator will make necessary investigations and studies and submit proposed findings to the Director of the Department of City Planning. The report and recommendation of the Director of Planning will be submitted when the consent calendar is considered or at the public hearing.

**SEC. 316.3.**

**NOTICE OF RECOMMENDATION AND DETERMINATION.**

After review of an application subject to these procedures and scheduling of the matter for Planning Commission determination, the Zoning Administrator shall provide notice of the recommendation to be placed on the consent calendar and of the date and time that the matter will be considered by the Commission; or, in the event of a public hearing, shall provide notice of the time, place, and purpose of the hearing, as follows:

- (a) By mail to the applicant or other person or agency initiating the action.
- (b) By posting on the subject property at least 20 days prior to the date that the matter is scheduled for determination by the City Planning Commission.
- (c) By publication at least once in a newspaper of general circulation in the city not less than 20 days prior to the scheduled date of the appearance of the item on the City Planning Commission consent calendar or of the public hearing.

- (d) By mail at least 20 days prior to the date that the matter is scheduled for determination by the City Planning Commission to property owners within 300 feet of the property that is the subject of the action using the names and addresses of owners as shown on the latest citywide assessment roll in the office of the Tax Collector, as well as groups or individuals requesting such notice in writing.

Failure to send notice by mail to any such property owner where the address of such owner is not shown on such assessment roll shall not invalidate any proceedings in connection with such action.

- (e) Such other notice as the Zoning Administrator shall deem appropriate.

**SEC. 316.4.**

**REQUEST FOR RECONSIDERATION OF CONSENT CALENDAR ITEMS AT A PUBLIC HEARING.**

- (a) **Requests.** Any application which is the subject of a consent calendar recommendation will be scheduled for a full public hearing if a request is made in writing prior to the date that the matter is scheduled for determination by the City Planning Commission or at the Commission meeting by any of of the following:

1. The applicant; or
2. Ten or more property owners or tenants of the residential or commercial property within 300 feet of the exterior boundaries of the subject property; or
3. Any City Planning Commissioner.

- (b) **Rescheduling.** An item for which a request for public hearing has been made pursuant to subsection (a), above, will be rescheduled for City Planning Commission review and determination at a public hearing. Notice of the time, place and purpose of the public hearing shall be provided as follows:

1. By mail to the applicant or other person or agency initiating the action.
2. By posting on the subject property at least 10 days prior to the scheduled date of the public hearing.
3. By publication at least once in a newspaper of general circulation in the city not less than 10 days prior to the scheduled date of the public hearing.
4. By mail at least 10 days prior to the scheduled date of the public hearing to all persons requesting such notice in writing.
5. Such other notice as the Zoning Administrator shall deem appropriate.

**SEC. 316.5. CONDUCT OF CONSENT CALENDAR AND DETERMINATION.**

On applications placed on the consent calendar, the City Planning Commission will make determinations regarding the authorization of conditional uses, as follows.

The City Planning Commission will consider the Director of Planning's recommendation, as shown on consent calendar, and make a determination regarding authorization of the conditional use.

**(a) Determination.** After considering the Director of Planning's recommendation regarding the application, the City Planning Commission may concur with that recommendation, as shown on consent calendar, without public testimony unless there is request for public hearing and the item is called off calendar as provided for in Section 316.4 of this Code.

**(b) Decision.** Such action taken by the City Planning Commission to approve or approve with conditions, as shown on the consent calendar, shall be final except upon filing of an appeal as provided for in Section 316.8 of this Code.

**SEC. 316.6. CONDUCT OF PUBLIC HEARINGS AND DETERMINATION.**

The provisions set forth in Section 306.4 of this Code with respect to conduct of hearings shall govern whenever a full public hearing is required pursuant to Section 316.2 or 316.4 of this Code.

**SEC. 316.7. RECONSIDERATION.**

The provisions set forth in Section 306.5 of this Code shall govern with respect to reconsideration of conditional use applications which have been disapproved.

**SEC. 316.8. APPEAL.**

A final determination by the City Planning Commission on an application for conditional use authorization may be appealed to the Board of Supervisors pursuant to the provisions of Section 308.1 of this Code.

*[Sections 320 through 330.18 are unchanged.]*



**ARTICLE 3.5**

**FEES**

**SEC. 350. FEES, GENERAL.**

In order to compensate the Department of City Planning for a part of the cost of processing permit applications for the establishment, abolition or modification of a set-back line, for reclassification of property, for conditional use authorization, for granting of an exemption, for a variance, or for a coastal zone permit ((or for a special use authorization)), in order to compensate the Department of City Planning for a part of the cost of reviewing permit applications filed in and issued by other City departments, and in order to compensate the Department of City Planning for a part of the cost of reviewing institutional master plans, projects which requires review under Section 295 of this code (park shadow ordinance) and permits requiring additional review by nature of their location within the C-3 district, fees shall be charged and collected as indicated for each class of application, permit, filing or request listed in Sections 351 through 362 below.

**SEC. 351. FEES FOR APPLICATIONS TO ESTABLISH, ABOLISH OR MODIFY A SET-BACK LINE, TO RECLASSIFY PROPERTY, TO AUTHORIZE A CONDITIONAL USE, TO CONSIDER A VARIANCE, OR TO REVIEW A COASTAL ZONE PERMIT ((OR TO AUTHORIZE A SPECIAL USE)).**

Before accepting any application for filing, the Department of City Planning shall charge and collect a fee as follows:

- (a) For each application to establish, abolish or modify a set-back line, the fee shall be \$500 for each block frontage, or portion thereof, affected by the proposed application.
- (b) For each application to reclassify property or impose interim zoning controls, the fee shall be:

<u>Assessor's Block or Portion Thereof</u>	<u>Fee</u>
1	\$ 750
2	1,000
3	1,250
4	1,500
5	1,750
6	2,000
7	2,250
8	2,500
9	2,750
10 or more	3,000 plus \$200 per block or portion thereof.

- (c) For each application to authorize a conditional use pursuant to Section 303 of this Code, including a planned unit development under Section 304 of this Code, or a variance under Section 305 or a Coastal Zone Permit under Section 330, the fee shall be:
1. Where the total estimated construction cost as defined by the San Francisco Building Code is less than \$10,000, \$250;
  2. Where said total estimated construction cost is \$10,000 or more, but less than \$1,000,000, \$320 dollars plus two tenths of one per cent of the cost over \$10,000;
  3. Where said total estimated construction cost is \$1,000,000 or more, but less than \$10,000,000, \$2,548 plus two and one quarter tenths of one per cent of the cost over \$1,000,000;
  4. Where said total estimated construction cost is \$10,000,000 or more, but less than \$30,000,000, \$22,798 plus one tenth of one per cent of the cost over \$10,000,000.00;
  5. Where said total estimated construction cost is \$30,000,000 or more, but less than \$50,000,000, \$42,798 plus seven and one-half hundredths of one per cent of the cost over \$30,000,000;
  6. Where said total estimated construction cost is \$50,000,000 or more, but less than \$100,000,000, \$57,798 plus five hundredths of one per cent of the cost over \$50,000,000;
  7. Where said total estimated construction cost is \$100,000,000 or more, \$82,798 plus one hundredth of one per cent of the cost over \$100,000,000.

Where an applicant requests both a conditional use authorization and coastal zone permit review, the amount of the conditional use fee shall be reduced by 50%

- (d) (( For each application for authorization of a special use pursuant to Sections 242 et seq. of this Code, the fee shall be \$200 for those applications which can be approved by the Zoning Administrator and \$350 for those applications which require review by the Planning Commission. Where a conditional use is also required so that no additional staff or commission review is necessary, this fee is waived. ))

**Exemption.** Any fraternal, charitable, benevolent or any other non-profit organization having a regular membership associated primarily for civic welfare, with revenue accruing therefrom to be used exclusively for the non-profit purposes of said organization, and which organization is exempt from taxation under the Internal Revenue laws of the United States as a bona-fide fraternal, charitable, benevolent or other non-profit organization, shall be exempt from paying the fees specified in paragraphs (a) through ((e)) (c) inclusive of this Section.

- (e) Refunds.** When an application is (1) either withdrawn by the applicant, or deemed canceled by the Department of City Planning due to inactivity on the part of the applicant, and (2) the Zoning Administrator determines that no substantial costs have been incurred by the Department in acting on the application, (for example, little time has been expended beyond initial scoping meetings), then the applicant shall be entitled to a refund of 75% of the fee paid to the Department.

(( (f) ))

*[Sections 352 through 362 are unchanged.]*



## ARTICLE 6

## SIGNS

*[Sections 601 and 602 are unchanged.]*

## SEC. 602.1. AREA (OF A SIGN).

- (a) All signs except on windows, awnings and marquees. The entire area within a single continuous rectangular perimeter ((enclosing)) formed by extending lines around the extreme limits of writing, representation, emblem, or any figure of similar character, ((together with)) including any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed but including any sign tower. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.
- (b) On windows. The area of any sign painted directly on a window shall be the area within a rectangular perimeter formed by extending lines around the extreme limits of writing, representation, or any figure of similar character depicted on the surface of the window. The area of any sign placed on or behind the window glass shall be as described above in paragraph (a).
- (c) On awnings or marquees. The area of any sign on an awning or marquee shall be the total of all signage on all faces of the structure. All sign copy on each face shall be computed within one rectangular perimeter formed by extending lines around the extreme limits of writing, representation, or any figure of similar character depicted on the surface of the face of the awning or marquee.

*[Sections 602.2 through 602.9 are unchanged.]*

## SEC. 602.9. IDENTIFYING SIGN.

A sign for a use listed in Article 2 of this Code as either a principal or a conditional use permitted in an R district, regardless of the district in which the use itself may be located, which sign serves to tell only the name, address and lawful use of the premises upon which the sign is located, or to which it is affixed. A bulletin board of a public, charitable or religious institution, used to display announcements relative to meetings to be held on the premises, shall be deemed an identifying sign.

With respect to shopping malls containing five or more stores or establishments in NC districts, and shopping centers containing five or more stores or establishments in NC-S districts, identifying signs shall include signs which tell the name of and/or describe aspects of the operation of the mall or center. Shopping malls, as that term is used in this section, are characterized by a common pedestrian passageway which provides access to the businesses located therein.

*[Sections 602.10 through 602.17 are unchanged.]*

**SEC. 602.18. SIGN.**

Any structure, part thereof, or device or inscription which is located upon, attached to, or painted, projected or represented on any land or right-of-way, or on the outside of any building or structure including an awning, canopy, marquee or similar appendage, or affixed to the glass on the outside or inside of a window so as to be seen from the outside of the building, and which displays or includes any numeral, letter, word, model, banner, emblem, insignia, symbol, device, light, trademark, or other representation used as, or in the nature of, an announcement, advertisement, attention-arrester, direction, warning, or designation by or of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise or industry. A sign is composed of those elements included in the area of the sign as defined in Section 602.1 of this Code, and in addition the supports, uprights and framework of the display. Except in the case of general advertising signs, two or more faces shall be deemed to be a single sign if such faces are contiguous on the same plane, or are placed back to back to form a single structure and are at no point more than two feet from one another. Also on awnings or marquees, two or more faces shall be deemed to be a single sign if such faces are on the same awning or marquee structure.

*[Sections 602.19 through 602.20 are unchanged.]*

**SEC. 602.21. WALL SIGN.**

A sign painted directly on the wall or placed flat against a building wall with its copy parallel to the wall to which it is attached and not protruding more than the thickness of the sign cabinet.

**SEC. 602.22. WIND SIGN.**

Any sign composed of two or more banners, flags, or other objects, mounted serially and fastened in such a manner as to move upon being subjected to pressure by wind or breeze.

**SEC. 602.23. WINDOW SIGN.**

A sign painted directly on the surface of a window glass or placed in front of or behind the surface of a window glass.

**SEC. 603. EXEMPTED SIGNS.**

Nothing in this Article 6 shall apply to any of the following signs:

- (a) Official public notices, and notices posted by public officers in performance of their duties.
- (b) Governmental signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety.
- (c) Temporary display posters, without independent structural support, in connection with political campaigns and with civic noncommercial health, safety and welfare campaigns, provided that in R districts such posters shall be removed within 60 days following the conclusion of the campaign.
- (d) Flags, emblems, insignia and posters of any nation or political subdivision, and temporary displays of a patriotic, religious, charitable or other civic character.
- (e) House numbers, whether illuminated or not, "no trespassing", "no parking", and other warning signs.
- (f) Commemorative plaques placed by recognized historical agencies.
- (g) Signs within a stadium, open-air theater or arena which are designed primarily to be viewed by patrons within such stadium, open-air theater or arena.
- (h) Religious symbols attached to buildings if not projecting beyond any street property line or building set-back line.
- (i) Flags indicating weather conditions, and single flags which are emblems of business firms, enterprises and other organizations.
- (j) Two general advertising signs each not exceeding 24 square feet in area on a transit shelter((s)) furnished by contract with the Public Utilities Commission for the Municipal Railway in RM-2, -3, and -4, RC, NC, C and M districts, and in those P districts where such signs would not adversely affect the character, harmony or visual integrity of the district as determined by the City Planning Commission, except that no sign shall be placed on any transit shelter located on any sidewalk which shares a common boundary with any property under the jurisdiction of the Recreation and Park Commission; on any sidewalk on Zoo Road, on Skyline Boulevard between Sloat Boulevard and John Muir Drive, on John Muir Drive between Skyline Boulevard and Lake Merced Boulevard, or on Lake Merced Boulevard on the side of Harding Park Municipal Golf Course, or any sidewalk sharing a common boundary with such property; on any sidewalk on Sunset Boulevard between Lincoln Way and Lake Merced Boulevard; on any sidewalk on Legion of Honor Drive; on any sidewalk on The Embarcadero; in the Civic Center Special Sign Districts as established in Section ((609.3)) 608.3 of this Code; or in the Market Street Special Sign District as established in Section 608.8 of this Code.

**SEC. 604. PERMITS AND CONFORMITY REQUIRED.**

- (a) An application for a permit for a sign that conforms to the provisions of this Code shall be approved by the Department of City Planning without modification or disapproval by the Department of City Planning or the City Planning Commission, pursuant to the authority vested in them by Section 26, Part III, of the San Francisco Municipal Code or any other provision of said Municipal Code; provided, however, that applications pertaining to signs subject to the regulations set forth in Article 10 of the City Planning Code, Preservation of Historical, Architectural and Aesthetic Landmarks, and Article 11, Preservation of Buildings and Districts of Architectural, Historical and Aesthetic Importance in the C-3 Districts may be disapproved pursuant to the relevant provisions thereof. No sign, other than those signs exempted by Section 603 of this Code, shall be erected, placed, replaced, reconstructed or relocated on any property, intensified in illumination or other aspect, or expanded in area or in any dimension except in conformity with the provisions of this Code. No such erection, placement, replacement, reconstruction, relocation, intensification, or expansion shall be undertaken without a permit having been duly issued therefor, except as specifically provided otherwise in this Section 604.
- (b) The provisions of this Section 604 shall apply to work of the above types on all signs unless specifically exempted by this Code, whether or not a permit for such sign is required under the San Francisco Building Code. In cases in which permits are not required under the Building Code, applications for permits shall be filed with the Central Permit Bureau of the Department of Public Works on forms prescribed by the Department of City Planning, together with a permit fee of \$5 for each sign, and the permit number shall appear on the completed sign in the same manner as required by the Building Code.
- (c) No permit shall be required under this Code for a sign (( (i) )) painted or repainted directly on a door or window in an NC, C or M district ((, or (ii) painted or repainted directly on a wall of a building or structure in a C district, (except for Significant and Contributory buildings and buildings in conservation districts subject to the provisions of Article 11) or M district and not exceeding 100 square feet in area)). Permits shall be required for all other painted signs in NC, C and M districts, and for all painted signs in P and R districts. Repainting of any painted sign shall be deemed to be a replacement of the sign, except as provided in Subsection (f) below.
- (d) Except as provided in Subsection (c) above, no permit shall be required under this Code for ordinary maintenance and minor repairs which do not involve replacement, alteration, reconstruction, relocation, intensification or expansion of the sign.
- (e) No permit shall be required under this Code for temporary sale or lease signs, temporary signs of persons and firms connected with work on buildings under actual construction or alteration, and temporary business signs, to the extent that such signs are permitted by this Code.



- (f) A mere change of copy on a sign the customary use of which involves frequent and periodic changes of copy shall not be subject to the provisions of this Section 604, except that a change from general advertising to non-general advertising sign copy or from non-general advertising to general advertising sign copy or an increase in area including, but not limited to, any extensions in the form of writing, representation, emblem or any figure of similar character shall in itself constitute a new sign subject to the provisions of this Section 604. In the case of signs the customary use of which does not involve frequent and periodic changes of copy, a change of copy shall in itself constitute a new sign subject to the provisions of this Section 604 if the new copy concerns a different person, firm, group, organization, place, commodity, product, service, business, profession, enterprise or industry.
- (g) Each application for a permit for a sign shall be accompanied by a scaled drawing of the sign, including the location of the sign on the building or other structure or on the lot, and including (except in the case of a sign the customary use of which involves frequent and periodic changes of copy) such designation of the copy as is needed to determine that the location, area and other provisions of this Code are met.
- (h) Unless otherwise provided in this Code or in other Codes or regulations, a lawfully existing sign which fails to conform to the provisions of this Article 6 may remain until the end of its normal life. Such sign may not, however, be replaced, altered, reconstructed, relocated, intensified or expanded in area or in any dimension except in conformity with the provisions of this Code. Ordinary maintenance and minor repairs shall be permitted, but such maintenance and repairs shall not include replacement, alteration, reconstruction, relocation, intensification or expansion of the sign. A sign which is damaged or destroyed by fire or other calamity shall be governed by the provisions of Sections 181(c) and 188(b) of this Code. A sign which is voluntarily destroyed or removed by its owner or which is required by law to be removed may be restored only in full conformity with the provisions of this Code.
- (i) Nothing in this Article 6 shall be deemed to permit any use of property that is otherwise prohibited by this Code, or to permit any sign that is prohibited by the regulations of any special sign district or the standards or procedures of any Redevelopment Plan or any other Code or legal restriction.

*[Section 605 is unchanged.]*

## **SEC. 606. RESIDENTIAL DISTRICTS.**

Signs in R districts, other than those signs exempted by Section 603 of this Code, shall conform to the following provisions:

**(a) General provisions for all signs.**

1. No sign shall project beyond a street property line or legislated set-back line, or into a required front set-back area.
2. No sign shall have or consist of any moving, rotating or otherwise animated part, or (if permitted to be illuminated) any flashing, blinking, fluctuating or otherwise animated light.
3. No roof sign, wind sign, or general advertising sign shall be permitted.
4. No sign shall extend above the roof line of a building to which it is attached, or above a height of ((40)) 12 feet ((, or above the height limit applicable to the property, whichever is the most restrictive)).

**(b) Signs for uses permitted in R districts.** The following types of signs, subject to the limitations prescribed for them, shall be the only signs permitted for uses authorized as principal or conditional uses in R districts, except that signs for any commercial establishments so authorized in RC districts shall be subject to the limitations of Paragraph (c)3 below.

1. One non-illuminated or indirectly illuminated name plate for each street frontage of the lot, not exceeding a height of 12 feet, and having an area not exceeding one square foot in RH districts or two square feet in RM districts.
2. One identifying sign for each street frontage of the lot, not exceeding a height of 12 feet, and meeting the following additional requirements:
  - (A) In RH districts: non-illuminated or indirectly illuminated only; maximum area 12 square feet.
  - (B) (( In RM-1 and RM-2 districts: maximum area four square feet if directly illuminated, and 18 square feet if non-illuminated or indirectly illuminated. ))
  - ((C)) In RM ((-3 and RM-4)) districts: maximum area eight square feet if directly illuminated, and ((36)) 20 square feet if non-illuminated or indirectly illuminated.
3. One temporary non-illuminated or indirectly illuminated sale or lease sign for each street frontage of the total parcel involved, not exceeding a height of 24 feet if free standing and not above the roof line if attached to a building, and having an area not exceeding six square feet for each lot or for each 3,000 square feet in such total parcel, whichever ratio permits the larger area, provided that no such sign shall exceed ((240)) 50 square feet in area and any such sign exceeding 18 square feet in area

shall be set back at least 25 feet from all street property lines. Any sale or lease sign shall be removed within seven days following removal of the property from the market.

4. Temporary non-illuminated signs of persons and firms connected with work on buildings under actual construction or alteration, giving their names and information pertinent to the project, not exceeding a height of ((24)) 12 feet, with the combined area of all such signs not to exceed 10 square feet for each street frontage of the project.

(c) **Signs for nonconforming uses.** Signs for any use in an R district which is nonconforming under the provisions of Sections 180 through 187 of this Code, or which is given conditional use status under said sections, shall be subject to the provisions of this Subsection (c), except that any such use that would first be permitted as either a principal or a conditional use in some other R district under Article 2 of this Code, other than an RC district, shall be subject to the provisions of Subsection 606(b) above. Any illumination permitted for signs covered by this Subsection (c) shall be extinguished at all times when the nonconforming use is not open for business.

1. **Automobile service stations.** The following business signs are permitted for an automobile service station. Any such signs may be non-illuminated or indirectly or directly illuminated.
  - (A) A maximum of two oil company signs, which shall not extend more than 10 feet above the roof line if attached to a building, or exceed a height of 24 feet if free standing. The area of any such sign shall not exceed 180 square feet, and along each street frontage all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. The areas of other permanent and temporary signs as covered in Subparagraph 606(c)1(B) below shall not be included in the calculation of the areas specified in this subparagraph.
  - (B) Other permanent and temporary signs customarily incidental to the service station business. No sign shall extend above the roof line if attached to a building, or exceed a height of ((24)) 12 feet if free standing. The area of such signs shall not exceed 20 square feet for each such sign or a total of 80 square feet for all such signs on the premises.
2. **Open land uses.** If there is no building with more than 50 square feet of floor area involved in the use, one business sign is permitted for each street frontage occupied by such use, not exceeding a height of 12 feet and having an area not exceeding one square foot for each foot of such street frontage. The total area of all signs for such a use shall not exceed 50 square feet. Any such sign may be non-illuminated or indirectly illuminated.

3. **Other uses.** For a use not listed in Paragraph 606(c)1 or 606(c)2 above, one business sign is permitted for each street frontage occupied by the use, placed flat against the wall that faces such street and not located above the ground floor. Such sign shall not exceed an area of two square feet for each foot of street frontage occupied by the building or part thereof that is devoted to the nonconforming use. The total area of all signs for such a use shall not exceed 100 square feet. Any such sign may be non-illuminated or indirectly illuminated. In RM and RC districts, any such sign may be directly illuminated.

**SEC. 607. COMMERCIAL AND INDUSTRIAL DISTRICTS.**

Signs in C and M districts, other than those signs exempted by Section 603 of this Code, shall conform to the following provisions:

- (a) **General advertising signs.** No general advertising sign shall be permitted in any C-1 district.
- (b) **Roof Signs.** No roof sign shall be permitted in any C-1 district. In all other C and M districts no roof sign shall be permitted; except that a roof sign may be erected in such other C and M districts if:
  1. The sign does not extend more than 25 feet above the roof line of the building on or over which the sign is placed; and
  2. All parts of the sign are within 25 feet of, and the sign is mounted at not more than a 45 degree angle from, a wall of a building the roof line of which is at least as high as the top of the sign; and
  3. Such wall forms a complete backdrop for the sign, as the sign is viewed from all points from which the sign is legible from a public street or alley.

The limitations upon roof signs in this Subsection 607(b) shall not apply to signs located within 200 feet of the park known as Union Square and facing said park.

- (c) **Wind Signs.** No wind sign shall be permitted in any C or M district.
- (d) **Moving parts.** No sign shall have or consist of any moving, rotating, or otherwise physically animated part (as distinguished from lights that give the appearance of animation by flashing, blinking or fluctuating), except as follows:
  1. Moving or rotating or otherwise physically animated parts may be used for the rotation of barber poles and the indication of time of day and temperature.
  2. In the case of a general advertising sign in C-2, C-3, C-M, M-1 and M-2 districts, except signs located so as to be primarily viewed by persons traveling on any portion of a freeway, moving

or rotating or otherwise physically animated parts may be used if such parts do not exceed a velocity of one complete cycle in a four-second period where such parts constitute less than 30 percent of the area of the sign or if, where such parts constitute a greater area of the sign, they do not exceed a velocity of one complete cycle in a four-second period and are stationary at least half of each eight-second period.

**(e) Illumination.** Any sign may be non-illuminated or indirectly or directly illuminated. Signs in C-3, C-M, M-1 and M-2 districts shall not be limited in any manner as to type of illumination, but no sign in a C-1 or C-2 district shall have or consist of any flashing, blinking, fluctuating or otherwise animated light except in each of the following special districts, all as specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, described in Section 608 of this Code:

(( 1. Along the main commercial frontage in the C-2 areas on Mission Street from Seventeenth Street to Randall Street, Geary Boulevard from Masonic Avenue to Twenty-eighth Avenue, and Lombard Street from Van Ness Avenue to Broderick Street. ))

(( 2. ))  
1. In the C-2 area consisting of five blocks in the vicinity of Fisherman's Wharf.

(( 3. ))  
2. In the C-2 area in the vicinity of Van Ness Avenue from Golden Gate Avenue and Eddy Street to Sacramento Street, and Polk Street from Eddy Street to Geary Street, also known as the Automotive Special Use District.

(( 4. ))  
3. In the C-2 area in the vicinity of Stockton, Washington and Kearny Streets and Broadway, also known as Washington-Broadway Special Use District Number 1.

**(f) Projection.** No sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line and in no case shall a sign project more than 10 feet beyond the street property line or building set-back line in C-1 districts, or 12 feet beyond the street property line or building set-back line in any other C or M district.

**(g) Height and extension above roof line.**

1. **Signs attached to buildings.** No sign attached to a building shall extend or be located above the roof line of the building to which it is attached; except that up to one-half the area of a business sign attached to the street wall of a building may extend above the roof line, up to the maximum height permitted for free

standing signs in the same district or 10 feet above the roof line, whichever is the lesser. In addition, no sign attached to a building shall under any circumstances exceed the following maximum heights:

In C-1: 40 feet;

In C-3: 100 feet;

In all other C and M districts: 60 feet.

The 100-foot height limitation stated herein shall not apply to signs located within 200 feet of the park known as Union Square and facing said park.

2. **Free standing signs.** The maximum height for free standing signs shall be as follows:

In C-1: 24 feet;

In C-2: 36 feet;

In all other C and M districts: 40 feet.

- (h) **Special standards for automobile service stations.** For automobile service stations, only the following signs are permitted, subject to the standards in this Subsection (h) and to all other standards in this Section 607.

1. A maximum of two oil company signs, which shall not extend more than 10 feet above the roof line if attached to a building, or exceed the maximum height permitted for free standing signs in the same district if free standing. The area of any such sign shall not exceed 180 square feet, and along each street frontage all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall project more than five feet beyond any street property line or building set-back line. The areas of other permanent and temporary signs as covered in Paragraph 607(h)2 below shall not be included in the calculation of the areas specified in this paragraph.
2. Other permanent and temporary business signs, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign shall extend above the roof line if attached to a building, or in any case project beyond any street property line or building set-back line.
3. General advertising signs meeting the provisions of this Section 607.

**SEC. 607.1. NEIGHBORHOOD COMMERCIAL DISTRICTS.**

Signs located in Neighborhood Commercial districts shall be regulated as provided herein, except for those signs which are exempted by Section 603 of this Code. In the event of conflict between the provisions of Section 607.1 and other provisions of Article 6, the provisions of Section 607.1 shall prevail in Neighborhood Commercial districts, provided that with respect to properties also located in the Upper Market Special Sign District, the provisions of Section 608.10 of this Code shall prevail.

**(a) Purposes and Findings.** In addition to the purposes stated in Section 101 and 601 of this Code, the following purposes apply to Neighborhood Commercial districts. These purposes constitute findings that form a basis for regulations and provide guidance for their application.

1. As Neighborhood Commercial districts change, they need to maintain their attractiveness to customers and potential new businesses alike. Physical amenities and a pleasant appearance will profit both existing and new enterprises.
2. The character of signs and other features projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. These regulations establish a framework that will contribute toward a coherent appearance of Neighborhood Commercial districts.
3. Neighborhood Commercial districts are typically mixed-use areas with commercial units on the ground or lower stories and residential uses on upper stories. Although signs and other advertising devices are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residential units within a Neighborhood Commercial district or in adjacent residential districts.
4. The scale of most Neighborhood Commercial districts as characterized by building height, bulk, and appearance, and the width of streets and sidewalks differs from that of other commercial and industrial districts. Sign sizes should relate and be compatible with the surrounding district scale.

**(b) Signs or sign features not permitted in NC districts.** Roof signs as defined in Section 602.16 of this Code, wind signs as defined in Section 602.22 of this Code, and signs on canopies, as defined in Section 136.1(b) of this Code are not permitted in NC districts. No sign shall have or consist of any moving, rotating, or otherwise physically animated part, or lights that give the appearance of animation by flashing, blinking, or fluctuating, except as permitted by Section 607.1(i) of this Code. In addition, all signs or sign features not otherwise specifically regulated in this Section 607.1 shall be prohibited.

- (c) **Identifying Signs.** Identifying signs, as defined in Section 602.9, shall be permitted in all Neighborhood Commercial Districts subject to the limits set forth below.
1. One sign per lot shall be permitted and such sign shall not exceed 20 square feet in area. The sign may be a freestanding sign, if the building is recessed from the street property line, or may be a wall sign or a projecting sign. The existence of a freestanding identifying sign shall preclude the erection of a freestanding business sign on the same lot. A wall or projecting sign shall be mounted on the first story level; a freestanding sign shall not exceed 15 feet in height. Such sign may be non-illuminated, indirectly illuminated, or directly illuminated.
  2. One sign identifying a shopping center or shopping mall shall be permitted subject to the conditions in Paragraph 1, but shall not exceed 30 square feet in area. Any sign identifying a permitted use listed in zoning categories .40 through .70 in Section 703.2(a) in an NC district shall be considered a business sign and subject to Section 607.1(f) of this Code. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated during the hours of operation of the businesses in the shopping center or shopping mall.
- (d) **Name Plates.** One name plate, as defined in Section 602.12 of this Code, not exceeding an area of two square feet, shall be permitted for each non-commercial use in NC districts.
- (e) **General Advertising Signs.** General advertising signs, as defined in Section 602.7, shall be permitted in Neighborhood Commercial districts as provided for below. In NC districts where such signs are permitted, general advertising signs may be either a wall sign or freestanding, provided that the surface of any freestanding sign shall be parallel to and within 3 feet of an adjacent building wall. In either case, the building wall shall form a complete backdrop for the sign, as the sign is viewed from all points from a street or alley from which it is legible. No general advertising sign shall be permitted to cover part or all of any windows. Any extension of the copy beyond the rectangular perimeter of the sign shall be included in the calculation of the sign, as defined in Section 602.1(a) of this Code.
1. **NC-2 and NC-S Districts.** No more than one general advertising sign shall be permitted per lot or in NC-S districts, per district. Such sign shall not exceed 72 square feet in area nor exceed 12 feet in height. Such sign may be either non-illuminated or indirectly illuminated.
  2. **NC-3 and Broadway Districts.** No more than one general advertising sign not exceeding 300 square feet or two general advertising signs of 72 square feet each shall be permitted per



lot. The height of any such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sills on the wall to which it is attached, whichever is lower, if a wall sign, or the adjacent wall or the top of the adjacent wall if a freestanding sign, whichever is lower.

**(A) NC-3 Districts.** Signs may be either non-illuminated or indirectly illuminated.

**(B) Broadway Neighborhood Commercial District.** Signs may be either non-illuminated, indirectly or directly illuminated.

**(f) Business Signs.** Business signs, as defined in Section 602.3 shall be permitted in all Neighborhood Commercial districts subject to the limits set forth below.

**1. NC-1 Districts.**

**(A) Window Signs.** The total area of all window signs, as defined in Section 602.1(b), shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.

**(B) Wall Signs.** The area of all wall signs shall not exceed one square foot per square foot of street frontage occupied by the business measured along the wall to which the signs are attached, or 50 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 15 feet or the height of the wall to which it is attached. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

**(C) Projecting Signs.** The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square feet. The height of such sign shall not exceed 15 feet or the height of the wall to which it is attached. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, 6 inches, whichever is less. The sign may be non-illuminated or indirectly illuminated, or during business hours, may be directly illuminated.

**(D) Signs on Awnings.** Sign copy may be located on permitted awnings in lieu of wall signs and projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not exceed 20 square feet. Such sign copy may be non-illuminated or indirectly illuminated.

**2. NC-2, NC-S, Broadway, Castro Street, Inner Clement Street, Outer Clement Street, Upper Fillmore Street, Haight Street, Hayes-Gough, Upper Market Street, North Beach, Polk Street, Sacramento Street, Union Street, Valencia Street, 24th Street-Mission, 24th Street-Noe Valley, and West Portal Avenue Neighborhood Commercial Districts**

- (A) Window Signs.** The total area of all window signs, as defined in Section 602.1(b), shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.
- (B) Wall Signs.** The area of all wall signs shall not exceed 2 square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 100 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. Such signs may be non-illuminated, indirectly, or directly illuminated.
- (C) Projecting Signs.** The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, 6 inches, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.
- (D) Signs on Awnings and Marquees.** Sign copy may be located on permitted awnings or marquees in lieu of projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not exceed 30 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theaters or places of entertainment may be directly illuminated during business hours.
- (E) Freestanding Signs and Sign Towers.** With the exception of automotive gas and service stations, which are regulated under Paragraph 607.1(f)4, one freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed from the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or

sign tower, as defined in Section 602.1(a), shall not exceed 20 square feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated; or during business hours, may be directly illuminated.

**3. NC-3 Neighborhood Commercial District.**

- (A) Window Signs.** The total area of all window signs, as defined in Section 602.1(b), shall not exceed one-third the area of the window on or in which the signs are located. Such signs may be non-illuminated, indirectly illuminated, or directly illuminated.
- (B) Wall Signs.** The area of all wall signs shall not exceed 3 square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 150 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. Such signs may be non-illuminated, indirectly, or directly illuminated.
- (C) Projecting Signs.** The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 32 square feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential window sill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, 6 inches, whichever is less. Such signs may be non-illuminated, indirectly, or directly illuminated.
- (D) Sign Copy on Awnings and Marquees.** Sign copy may be located on permitted awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in Section 602.1(c), shall not exceed 40 square feet. Such sign copy may be non-illuminated or indirectly illuminated; except that sign copy on marquees for movie theaters or places of entertainment may be directly illuminated during business hours.
- (E) Freestanding Signs and Sign Towers.** With the exception of automotive gas and service stations, which are regulated under Paragraph 607.1(f)4 of this Code, one freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign if the building or buildings are recessed from

the street property line. The existence of a freestanding business sign shall preclude the erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a), shall not exceed 30 square feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb line, or 6 feet, whichever is less. Such signs may be non-illuminated or indirectly illuminated, or during business hours, may be directly illuminated.

**4. Special Standards for Automotive Gas and Service Stations.** For automotive gas and service stations in Neighborhood Commercial districts, only the following signs are permitted, subject to the standards in this Paragraph (d)(5) and to all other standards in this Section 607.1.

(A) A maximum of two oil company signs, which shall not extend more than 10 feet above the roof line if attached to a building, or exceed the maximum height permitted for free standing signs in the same district if free standing. The area of any such sign shall not exceed 180 square feet, and along each street frontage, all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall project more than five feet beyond any street property line. The areas of other permanent and temporary signs as covered in subparagraph (B) below shall not be included in the calculation of the areas specified in this subparagraph.

(B) Other permanent and temporary business signs, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign shall extend above the roof line if attached to a building, or in any case project beyond any street property line or building set-back line.

(g) **Temporary Signs.** One temporary non-illuminated or indirectly illuminated sale or lease sign or non-illuminated sign of persons and firms connected with work on buildings under actual construction or alteration, giving their names and information pertinent to the project per lot, shall be permitted. Such sign shall not exceed 50 square feet and shall conform to all regulations of Subsection 607.1(f) for Business Signs in the respective NC district in which the sign is to be located. All temporary signs shall be promptly removed upon completion of the activity to which they pertain.

(h) **Special Sign Districts.** Additional controls apply to certain Neighborhood Commercial districts that are designated as Special Sign Districts. Special Sign Districts are described within Sections 608.1 through 608.11 of this Code and with the exception of Sections

608.1, 608.2 and 608.11, their designations, locations and boundaries are provided on Sectional Map SSD of the Zoning Map of the City and County of San Francisco.

**(i) Restrictions on Illumination.** Signs in Neighborhood Commercial districts shall not have nor consist of any flashing, blinking, fluctuating or otherwise animated light except those moving or rotating or otherwise physically animated parts used for the rotation of barber poles and the indication of time of day and temperature, and in the following special districts, all specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD of the Zoning Map of the City and County of San Francisco.

- 1. Broadway Neighborhood Commercial District.** Along the main commercial frontage of Broadway between west of Columbus Avenue and east of Osgood Place.
- 2. NC-3.** NC-3 district along Lombard Street from Van Ness Avenue to Broderick Street.

**(j) Other Sign Requirements.** Within Neighborhood Commercial districts, the following additional requirements shall apply:

- 1. Public Areas.** No sign shall be placed upon any public street, alley, or public plaza, or in any portion of a transit system, except such signs, structures, and features as are specifically approved by the appropriate public authorities under applicable laws and regulations not inconsistent with this Code and under such conditions as may be imposed by such authorities.
- 2. Maintenance.** Every sign pertaining to an active establishment shall be adequately maintained in its appearance, or else removed or obscured. When the space occupied by any establishment has been vacated, all signs pertaining to such establishment shall be removed or obscured within 180 days following the date of vacation.

## **SEC. 608. SPECIAL SIGN DISTRICTS.**

In addition to the zoning districts that are established under other Articles of this Code, there shall also be in the City such special sign districts as are established in this Article 6 in order to carry out further the purposes of this Code. The designations, locations and boundaries of these special sign districts shall be as provided in this Article and as shown on the Zoning Map referred to in Section 105, subject to the provisions of Section 105. The original of the sectional map of the Zoning Map for Special Sign Districts (numbered SSD) referred to in this Article is on file with the Clerk of the Board of Supervisors under File No. 138-62. In each such special sign district, signs shall be subject to the special limitations of Sections 608.1 through ((608.10)) 608.11, respectively, in addition to all other applicable provisions of this Code. In the event of inconsistency with any other provision of Article 6, the most restrictive provision shall prevail unless this Code specifically provides otherwise.

**SEC. 608.1. NEAR R DISTRICTS.**

No general advertising sign, and no other sign exceeding 100 square feet in area, shall be located in an NC, C or M district within 100 feet of any R district in such a manner as to be primarily viewed from residentially-zoned property or from any street or alley within an R district; any sign of which the face is located parallel to a street property line and lies for its entire width opposite an NC, C or M district shall be deemed prima facie not to be primarily so viewed. No sign of any size within 100 feet of any R district shall project beyond the street property line or building set-back line of any street or alley leading off the main commercial frontage into the R district.

*[Sections 608.2 through 608.10 are unchanged.]*

**SEC. 608.11. HOSPITALS AND MEDICAL CENTERS IN R DISTRICTS ADJACENT TO OR ACROSS THE STREET FROM NC, C OR M DISTRICTS.**

(a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and 601 of this Code, the following purposes apply to this special sign district. These purposes constitute the findings that form a basis for these regulations and provide guidance for their application.

1. Hospitals and medical centers are distinguished from other uses in R districts in that they provide emergency medical care vital to the health and well-being of the people of the City. Where such facilities are in R districts and adjacent to or across the street from NC, C or M districts, their signs are substantially obscured, ineffective and put to a significant disadvantage by the more intense signage allowed in the NC, C or M districts nearby, making identification of emergency facilities difficult.
2. Imposing the standards of Section 607 on only those hospitals and medical centers in R districts adjacent to or across the street from NC, C or M districts will allow for necessary and desirable signs to the benefit of the people in need of emergency care when such identification is most critical.
3. The City Planning Commission in reviewing applications for signs under this Section 608.11 shall consider the needs of pedestrians and drivers approaching the applicant institution and the character and pattern of the immediate neighborhood and those neighborhoods affected by the proposed signs so that only such signs that are required for the identification of the institution, and that are not detrimental to the surrounding neighborhoods and any panoramas or vistas in such areas, are approved.

(b) **Controls.** Notwithstanding the provisions of Section 606 of this Code, a hospital or medical center in an R district and adjacent to or across the street from a NC, C or M district for a distance of at least 400 feet of total street frontage shall be subject to the

provisions of Section 607 of this Code that apply to the NC, C or M district adjacent to or across the street upon approval by the City Planning Commission as a conditional use under the procedures and criteria set forth in Section 303 of this Code. The Commission in considering an application under this section may permit signs, including signs located on the sides of a penthouse, that exceed the standards of Section 607 to the extent necessary to meet community needs for adequately identified medical institutions with the exception of moving parts, flashing lights and wind signs which are prohibited.

*[Sections 609 through 609.12 are unchanged.]*

**SEC. 609.13. NON-CONFORMING SIGNS IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

If state and/or federal statutes, as applicable, which currently required local governments to pay monetary compensation to the owners of non-conforming signs as a condition of requiring removal of such signs is/are repealed, or amended so as to eliminate that requirement, then any lawfully existing general advertising sign within a Neighborhood Commercial district which does not conform to the provisions of Section 607.1(e), (h), (i), and (j) or any lawfully existing general advertising sign which directs attention to a business on the same or directly adjacent property and does not conform to the provisions of Section 607.1(e), (h), (i), and (j) shall be removed within five (5) years of the effective date of the repeal of the amendment of said state and/or federal legislation, as applicable; provided, however, if this Code is amended after the effective date of said repeal or amendment of said state and/or federal legislation, which Code amendment first makes Section 607.1 applicable to a sign, then that sign need not be removed until five (5) years after the effective date of said Code amendment.







# CITY PLANNING CODE MAP AMENDMENTS

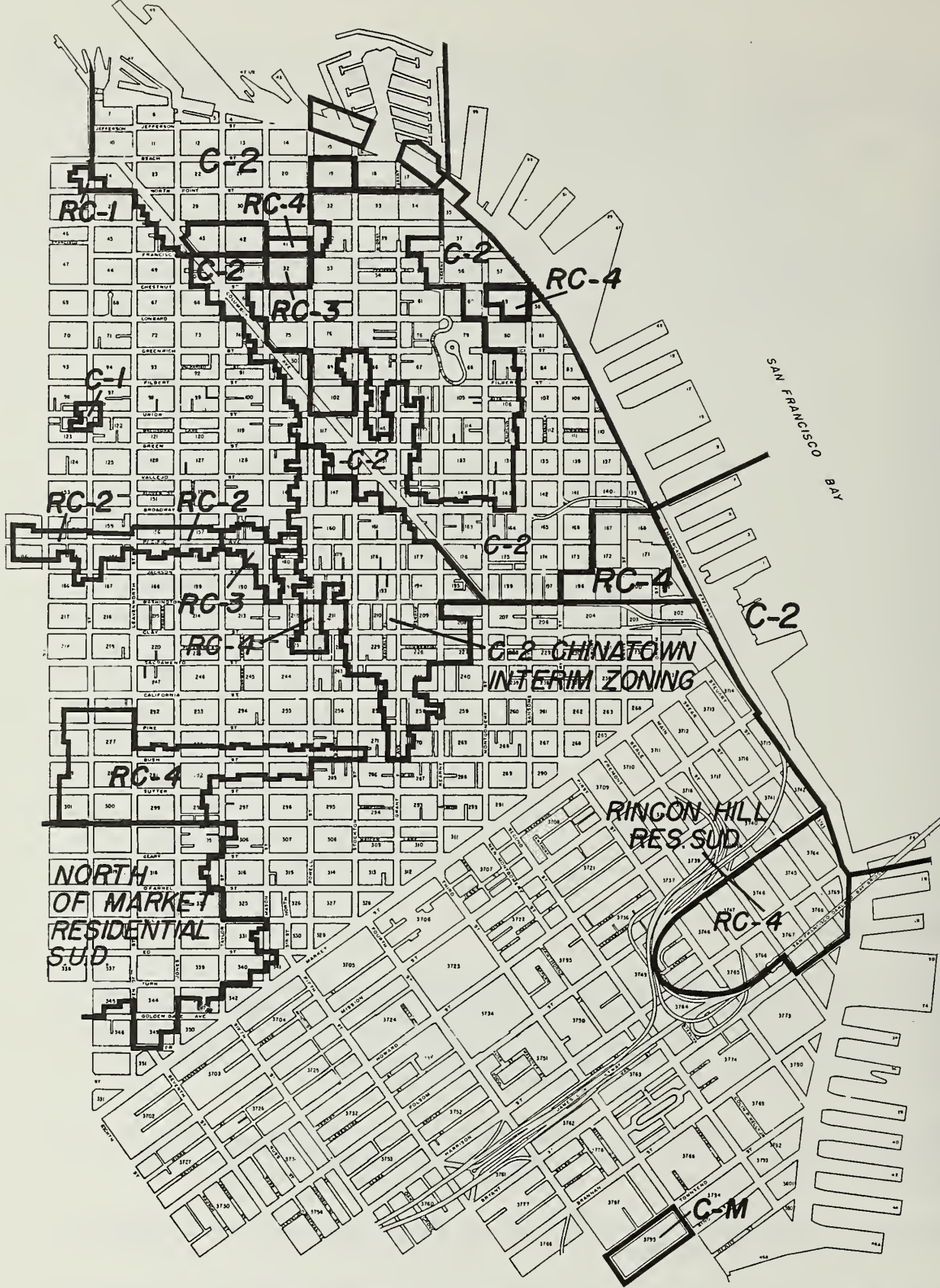
## INTRODUCTION

This chapter presents proposed zoning map amendments for neighborhood commercial districts. The amendments would establish new use districts (including four general area districts, sixteen individual area districts, one neighborhood commercial special use district, and six restricted-use sub-districts), and amend certain other special use districts, height and bulk districts, and special sign districts.

Detailed maps showing block and lot changes are included for the sixteen individual area use districts. Similarly detailed maps for all affected districts are on file at the Department of City Planning, 450 McAllister Street, Room 405, 558-2104.

Existing zoning use district boundaries are also presented for areas to be maintained as C-2, RC-2, RC-3, RC-4, and CM.

An index of all proposed district changes presented alphabetically by street name follows this chapter.

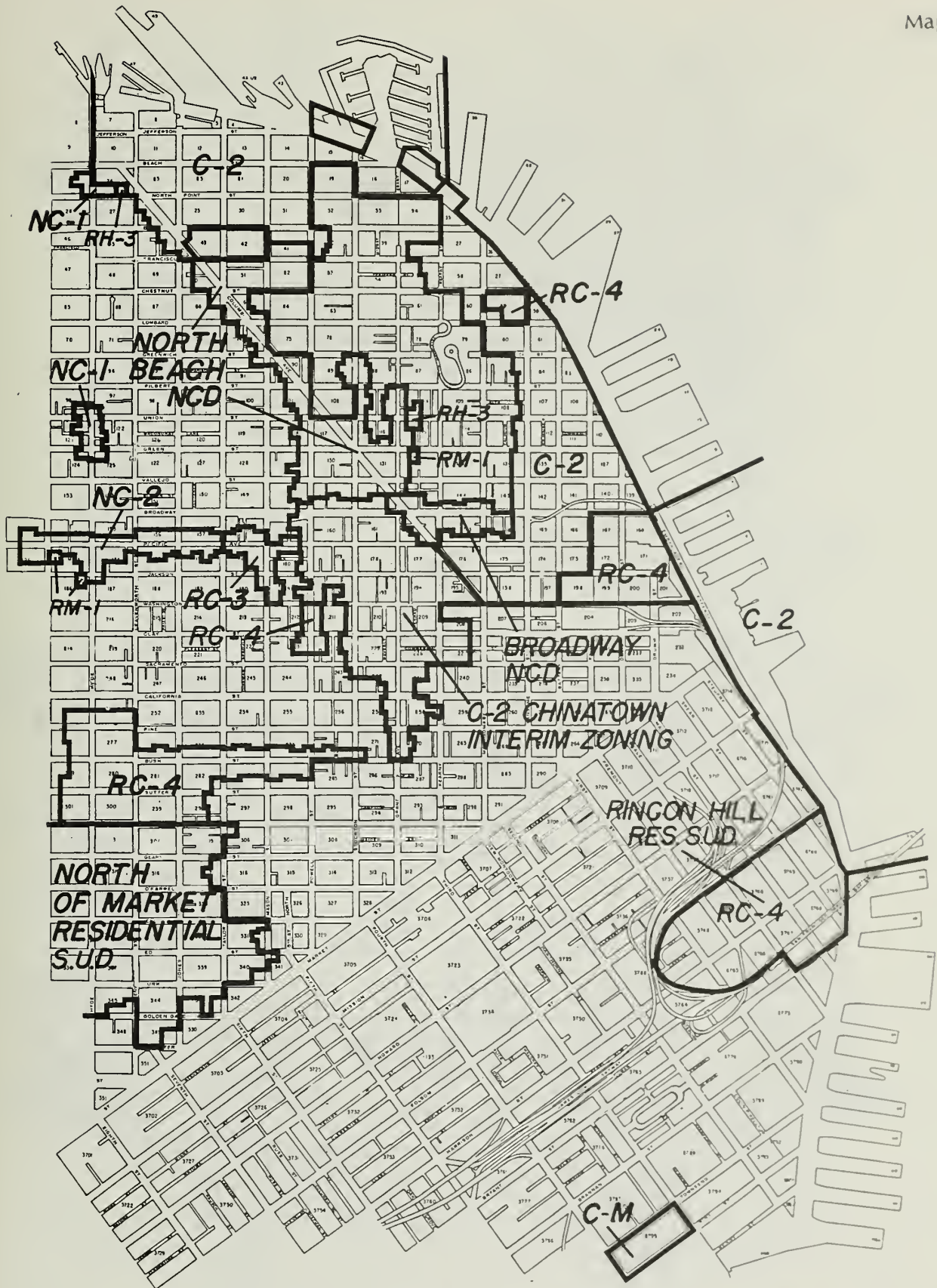


**EXISTING ZONING**  
(Schematic Boundary Only)

- C-1 C-2 C-M  
Commercial Districts
- RC-1 RC-2 RC-3 RC-4  
Residential-Commercial Combined Districts

Map 4





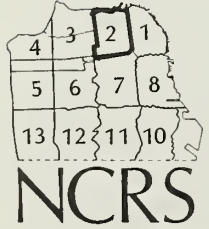
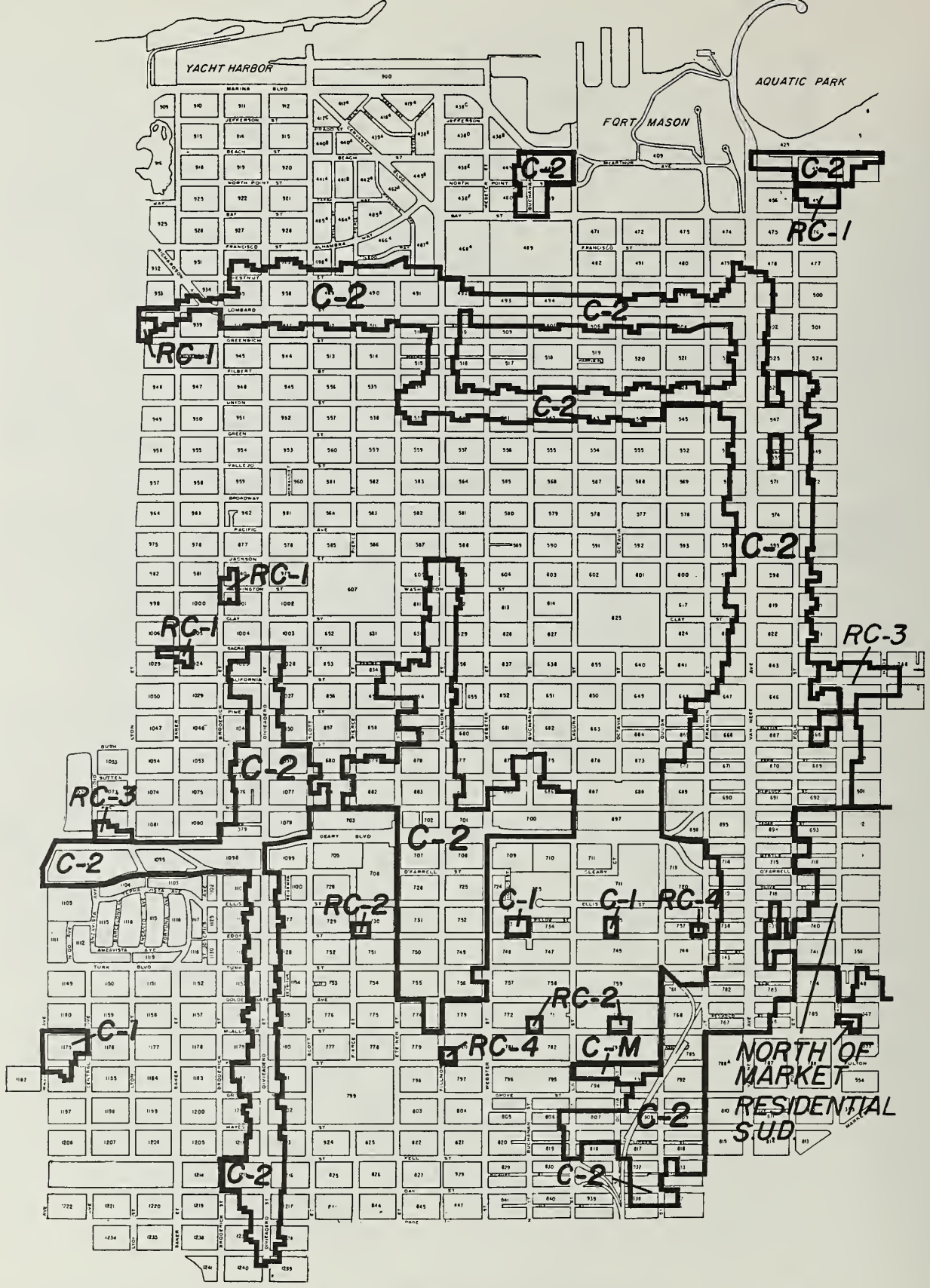
**PROPOSED ZONING**  
(Schematic Boundary Only)

- NC-1 NC-2 NC-3 NC-S NCD  
Neighborhood Commercial Districts
- C-2 C-M  
Commercial Districts
- RC-3 RC-4  
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3  
Residential Districts

Map 5



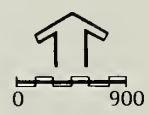
Exhibit 1

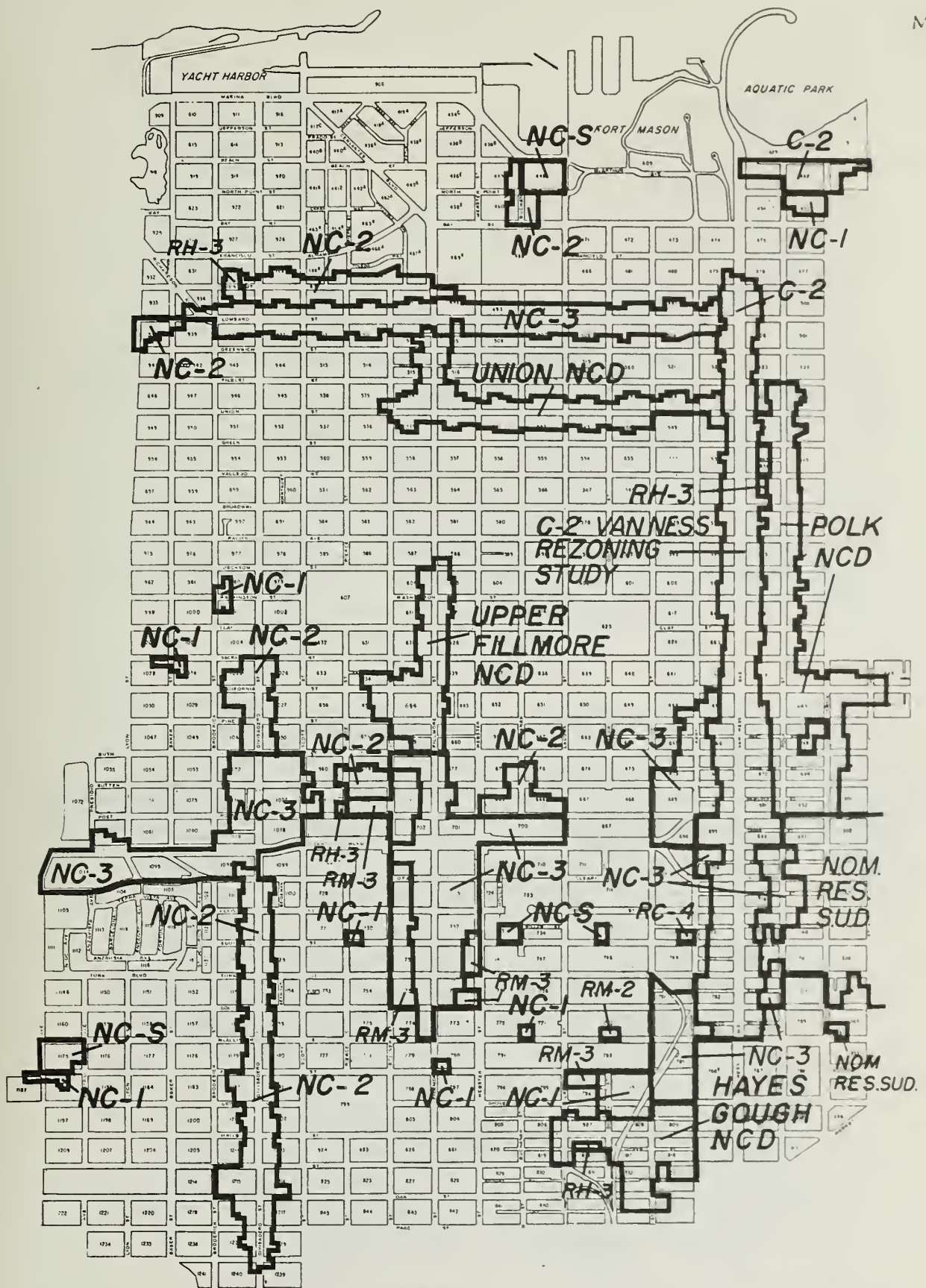


**EXISTING ZONING**  
(Schematic Boundary Only)

- C-1 C-2 C-M  
Commercial Districts
- RC-1 RC-2 RC-3 RC-4  
Residential-Commercial Combined Districts

Map 6





**PROPOSED ZONING**  
 (Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD  
 Neighborhood Commercial Districts

C-2 C-M  
 Commercial Districts

RC-3 RC-4  
 Residential-Commercial Districts

RH-1 RH-2 RH-3 RM-1 RM-2 RM-3  
 Residential Districts

Map 7

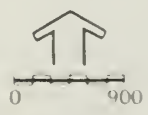
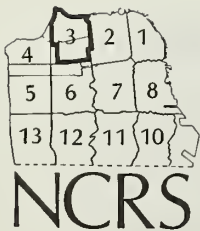
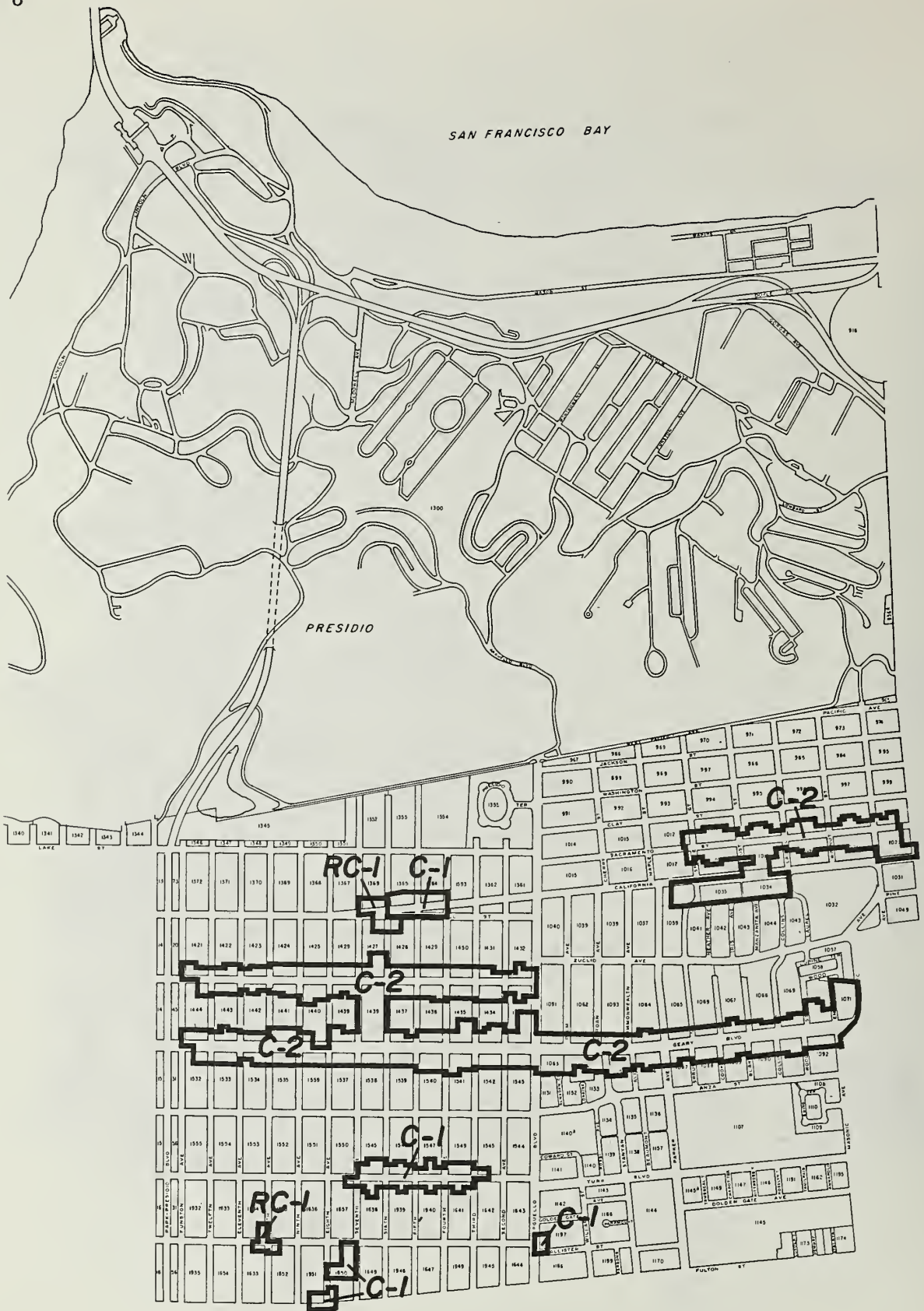


Exhibit 2

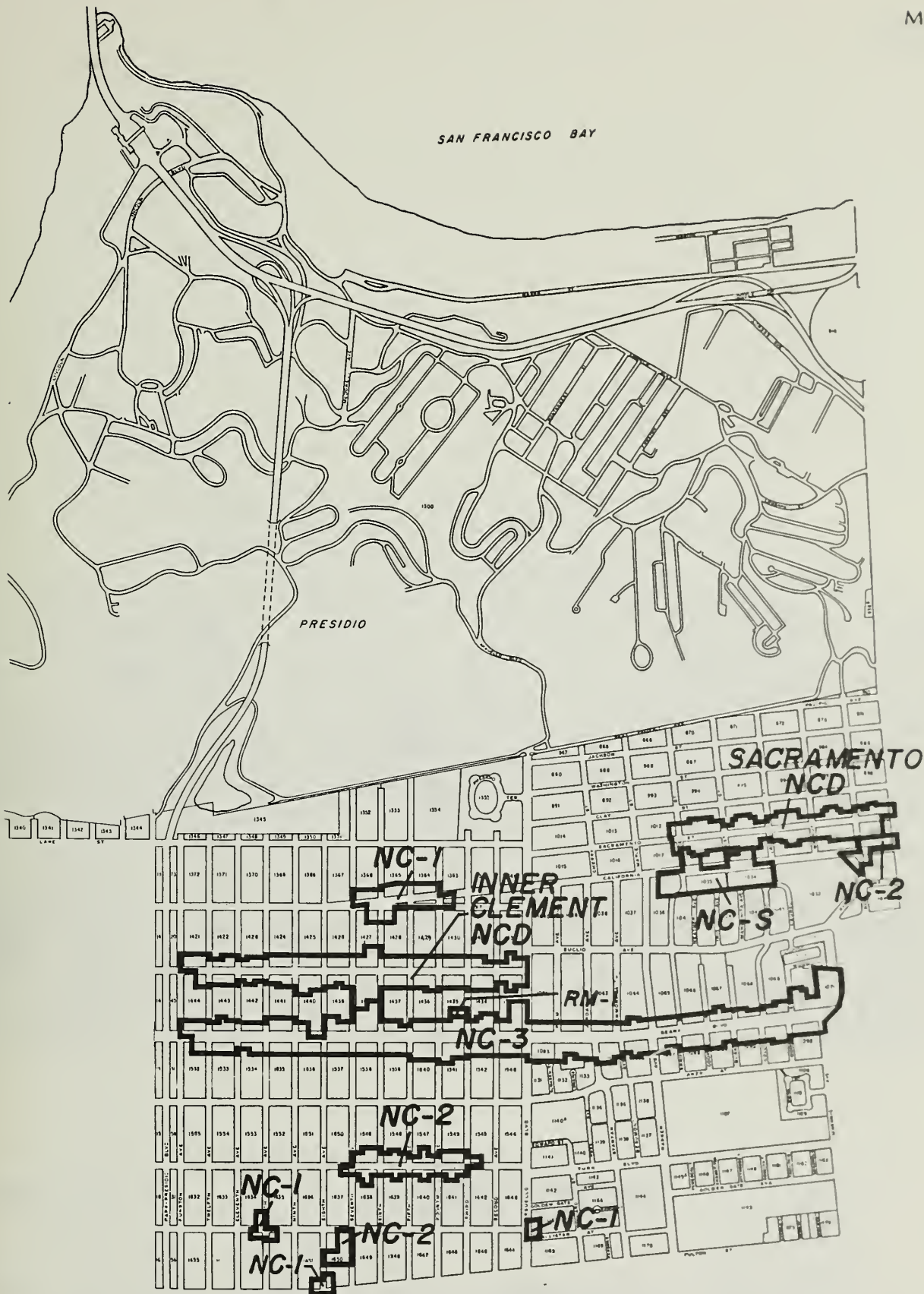


**EXISTING ZONING**  
(Schematic Boundary Only)

- C-1 C-2 C-M  
Commercial Districts
- RC-1 RC-2 RC-3 RC-4  
Residential-Commercial Combined Districts

Map 8





**PROPOSED ZONING**  
(Schematic Boundary Only)

- NC-1 NC-2 NC-3 NC-S NCD  
Neighborhood Commercial Districts
- C-2 C-M  
Commercial Districts
- RC-3 RC-4  
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3  
Residential Districts



Map 9

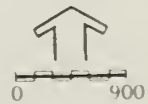
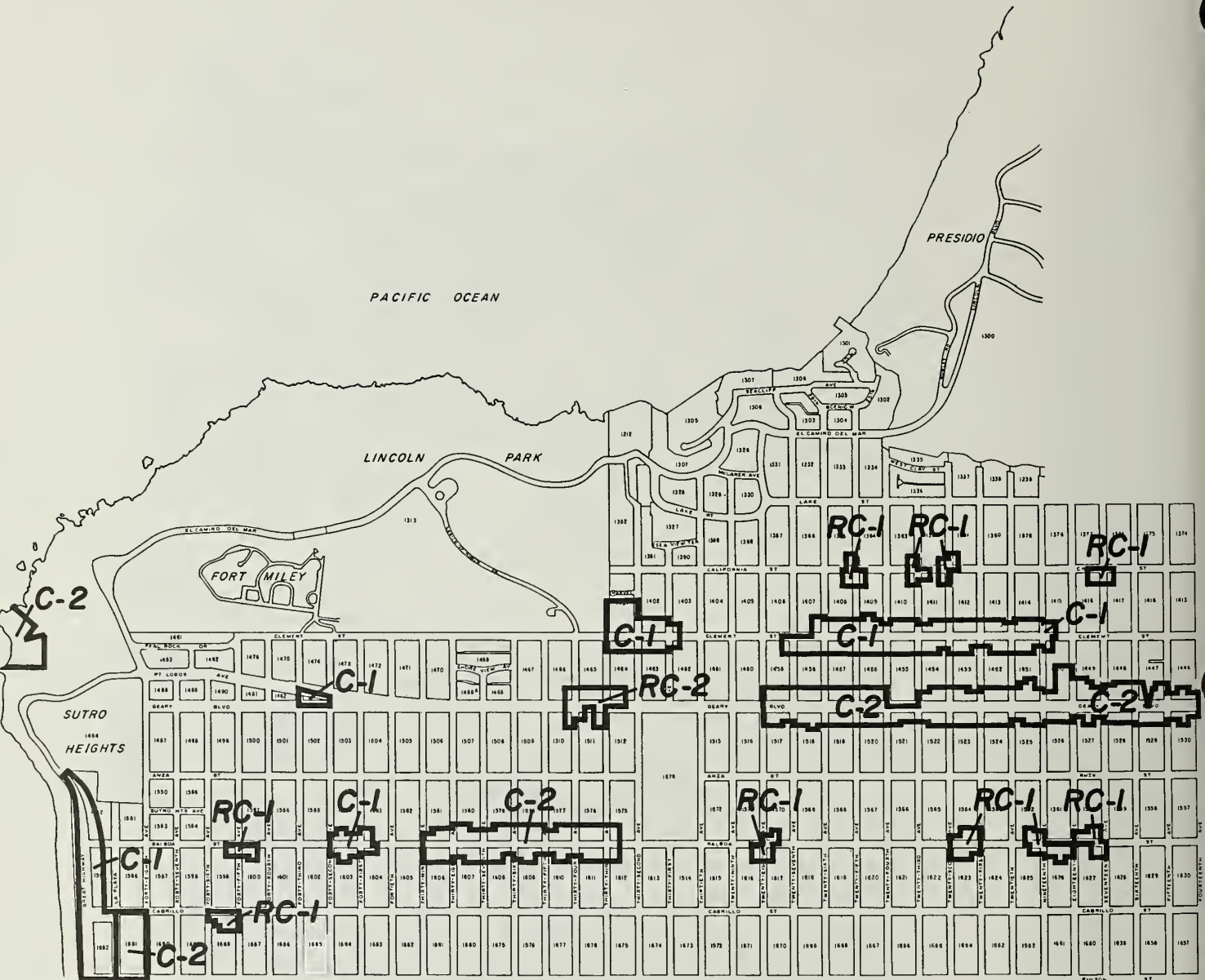


Exhibit 3



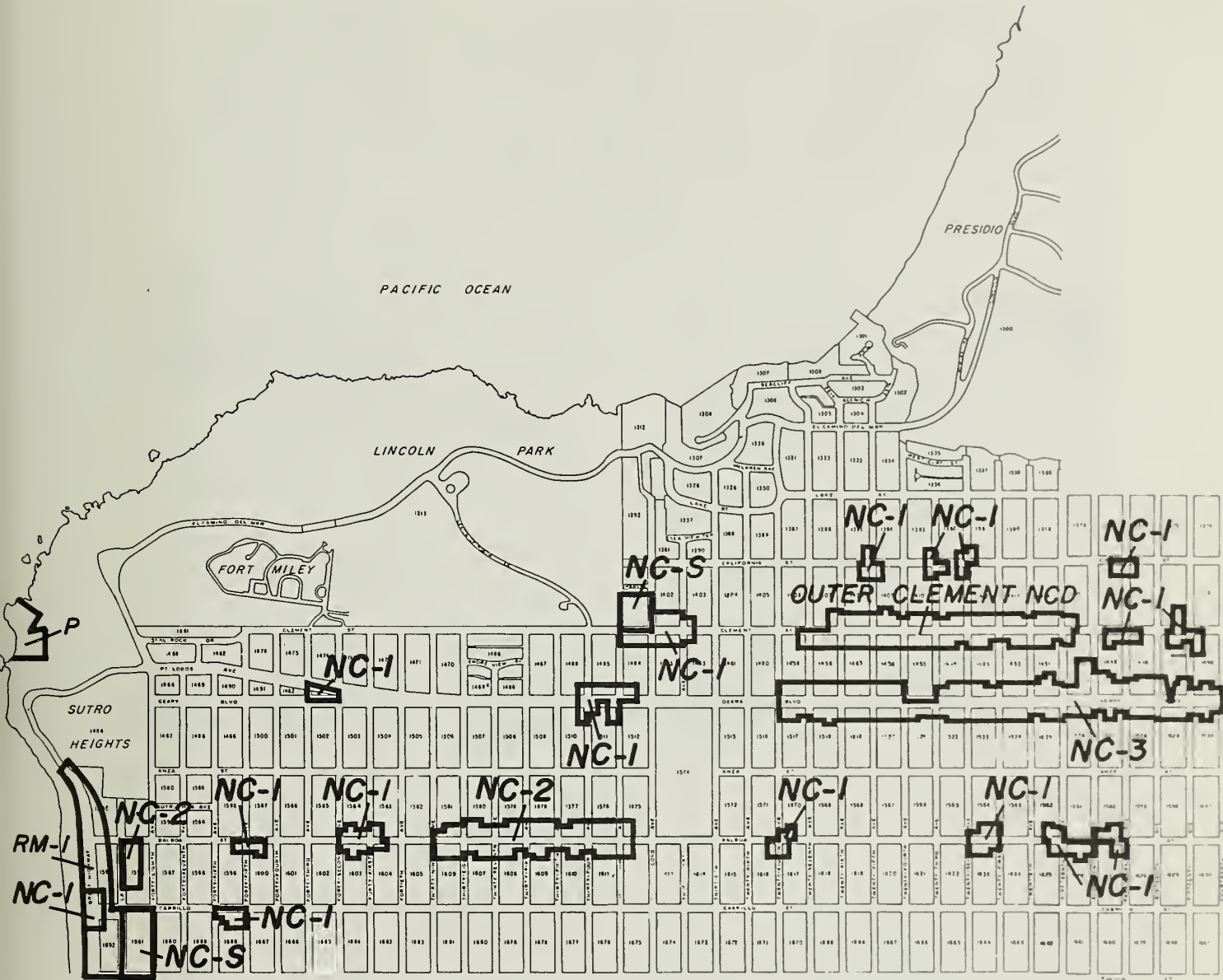
**EXISTING ZONING**  
(Schematic Boundary Only)

- C-1 C-2 C-M  
Commercial Districts
- RC-1 RC-2 RC-3 RC-4  
Residential-Commercial Combined Districts

Map 10







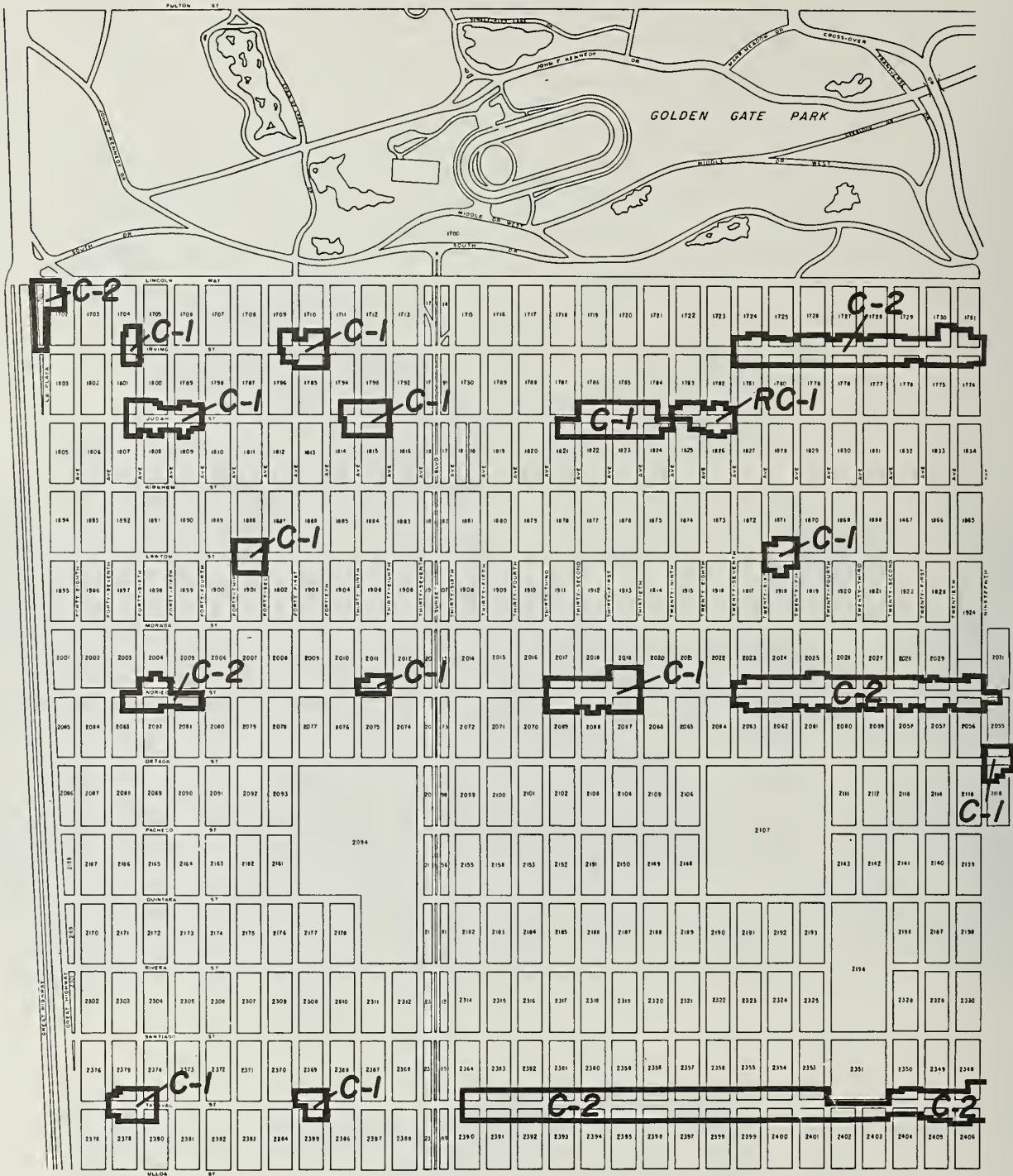
**PROPOSED ZONING**  
(Schematic Boundary Only)

- NC-1 NC-2 NC-3 NC-S NCD  
Neighborhood Commercial Districts
- C-2 C-M  
Commercial Districts
- RC-3 RC-4  
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3 P  
Residential And Public Districts

Map 11



Exhibit 4

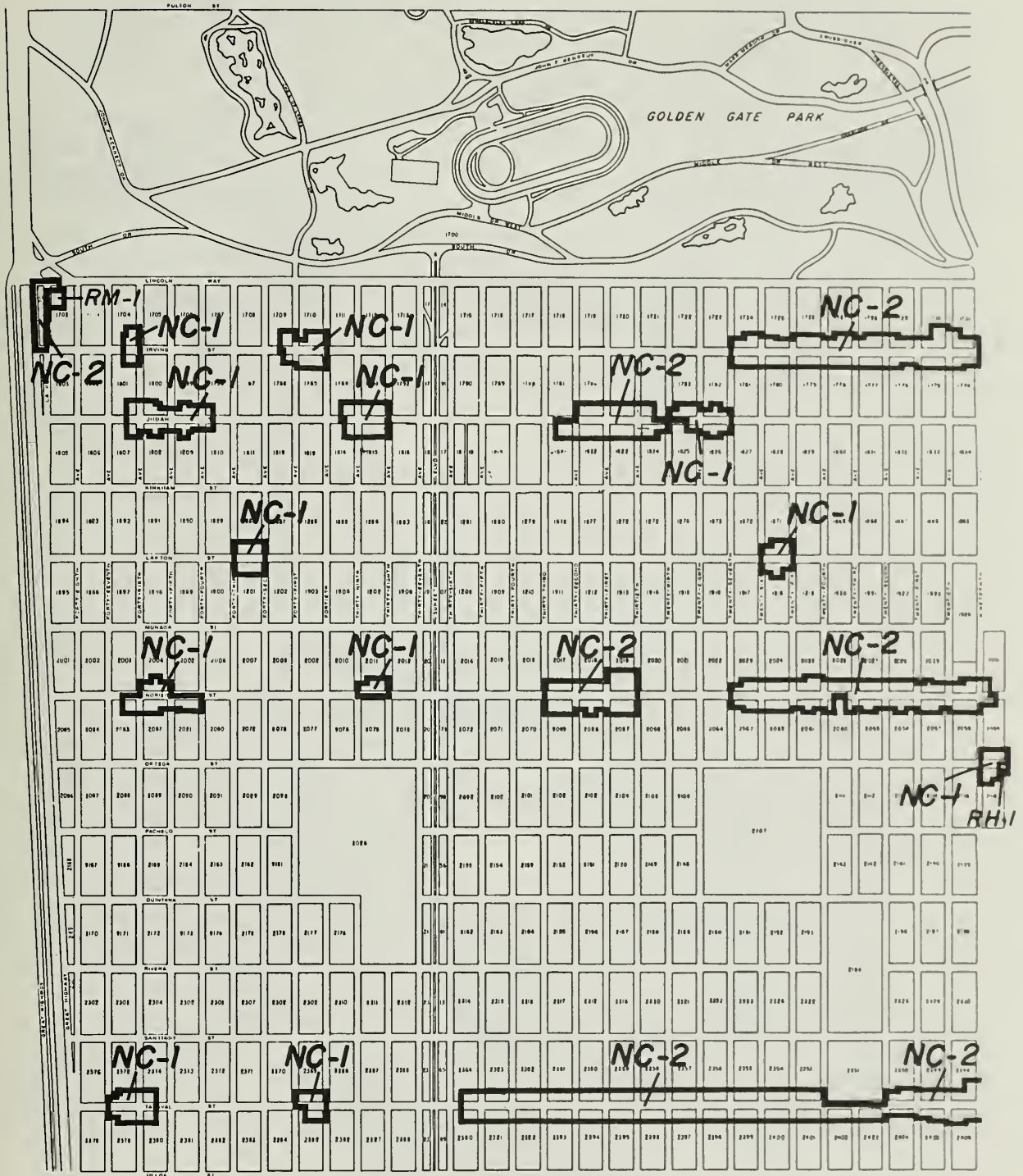


**EXISTING ZONING**  
(Schematic Boundary Only)

**C-1 C-2 C-M**  
Commercial Districts  
**RC-1 RC-2 RC-3 RC-4**  
Residential-Commercial Combined Districts

Map 12





**PROPOSED ZONING**  
(Schematic Boundary Only)

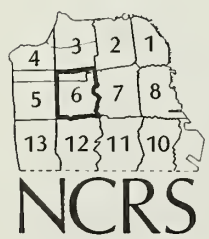
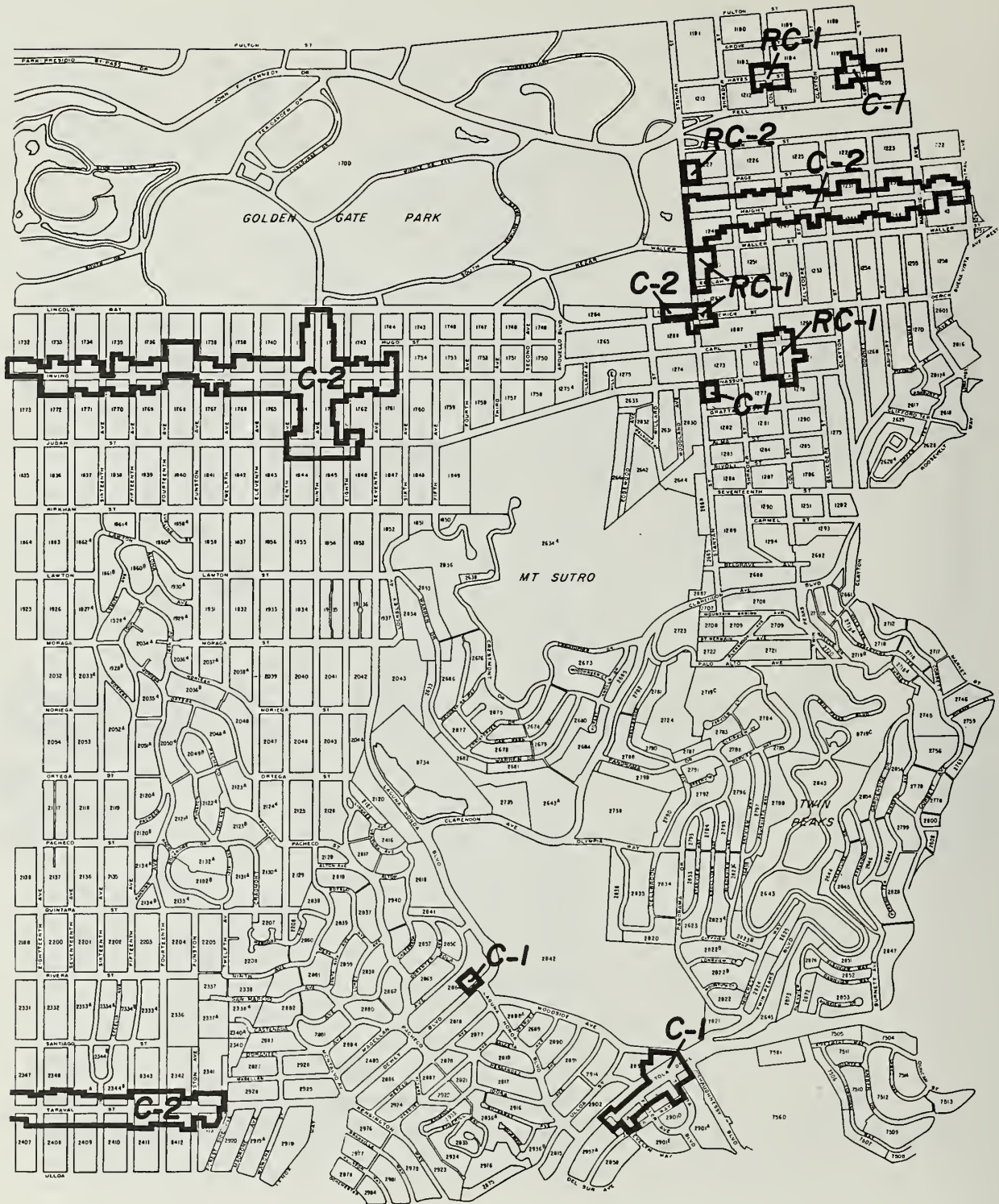
- NC-1 NC-2 NC-3 NC-S NCD  
Neighborhood Commercial Districts
- C-2 C-M  
Commercial Districts
- RC-3 RC-4  
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3  
Residential Districts

Map 13



Exhibit 5



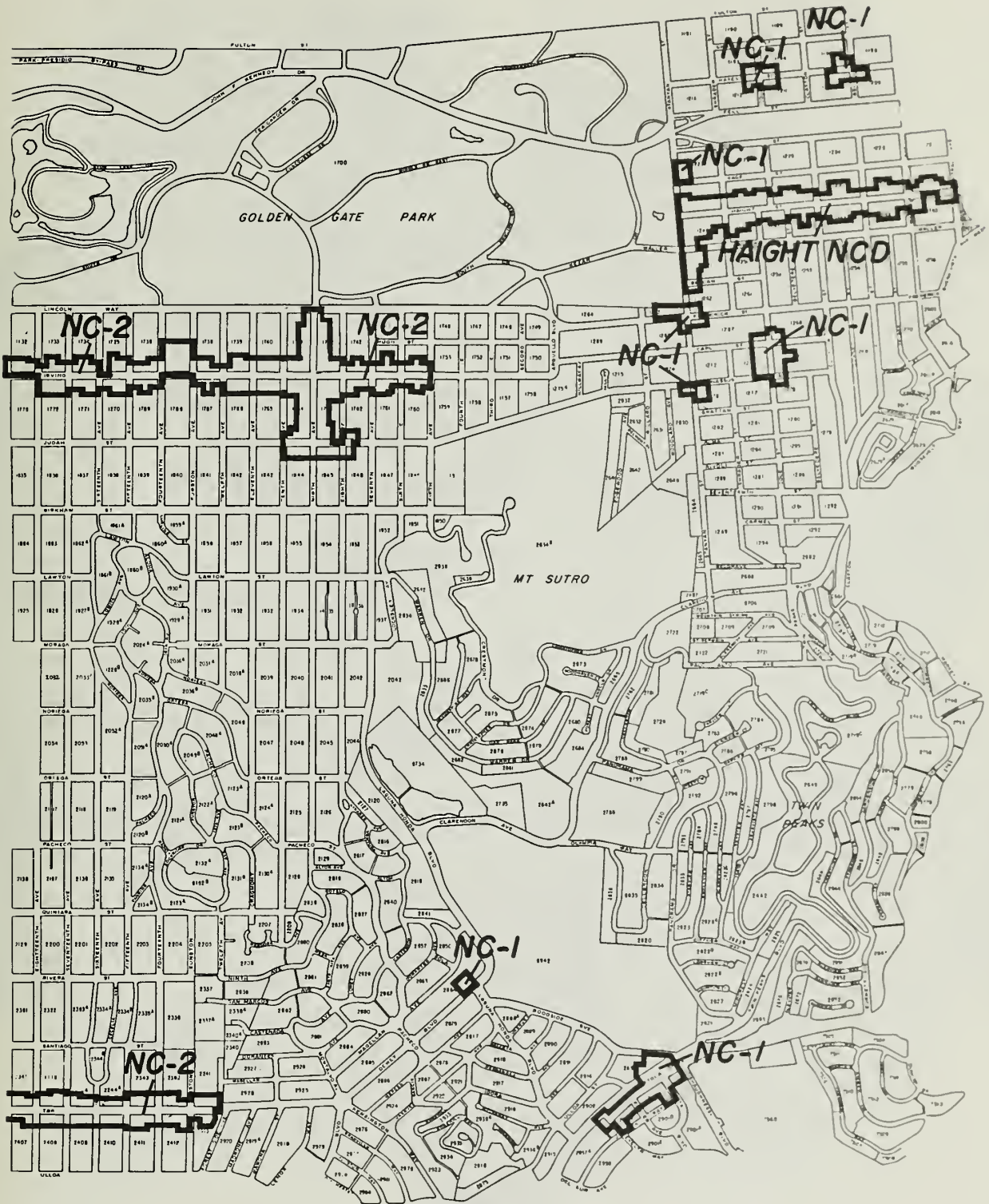


**EXISTING ZONING**  
(Schematic Boundary Only)

**C-1 C-2 C-M**  
Commercial Districts  
**RC-1 RC-2 RC-3 RC-4**  
Residential-Commercial Combined Districts

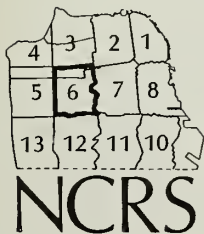
Map 14





**PROPOSED ZONING**  
(Schematic Boundary Only)

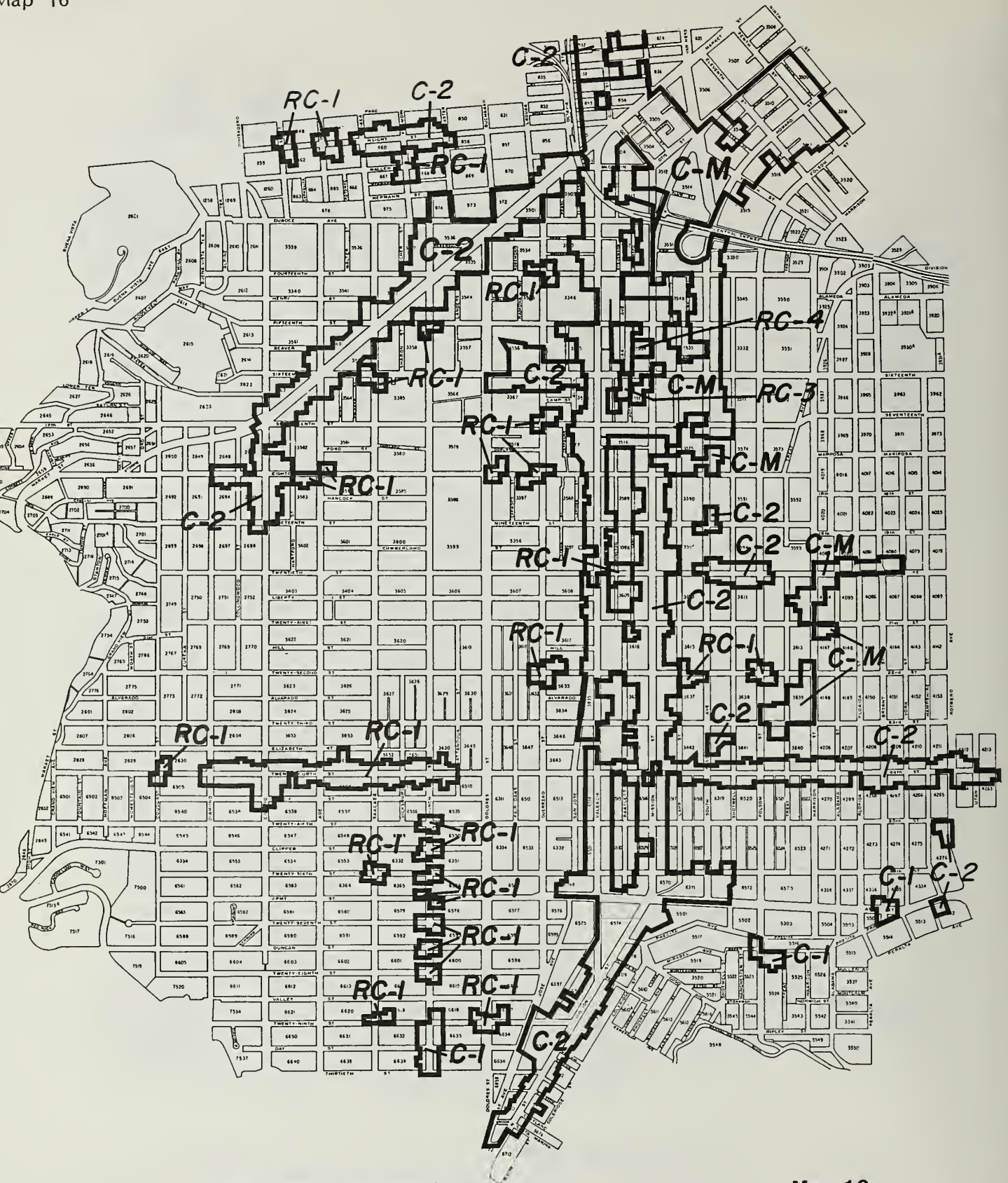
- NC-1 NC-2 NC-3 NC-S NCD  
Neighborhood Commercial Districts
- C-2 C-M  
Commercial Districts
- RC-3 RC-4  
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3  
Residential Districts



Map 15



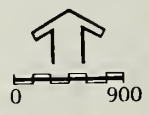
Exhibit 6

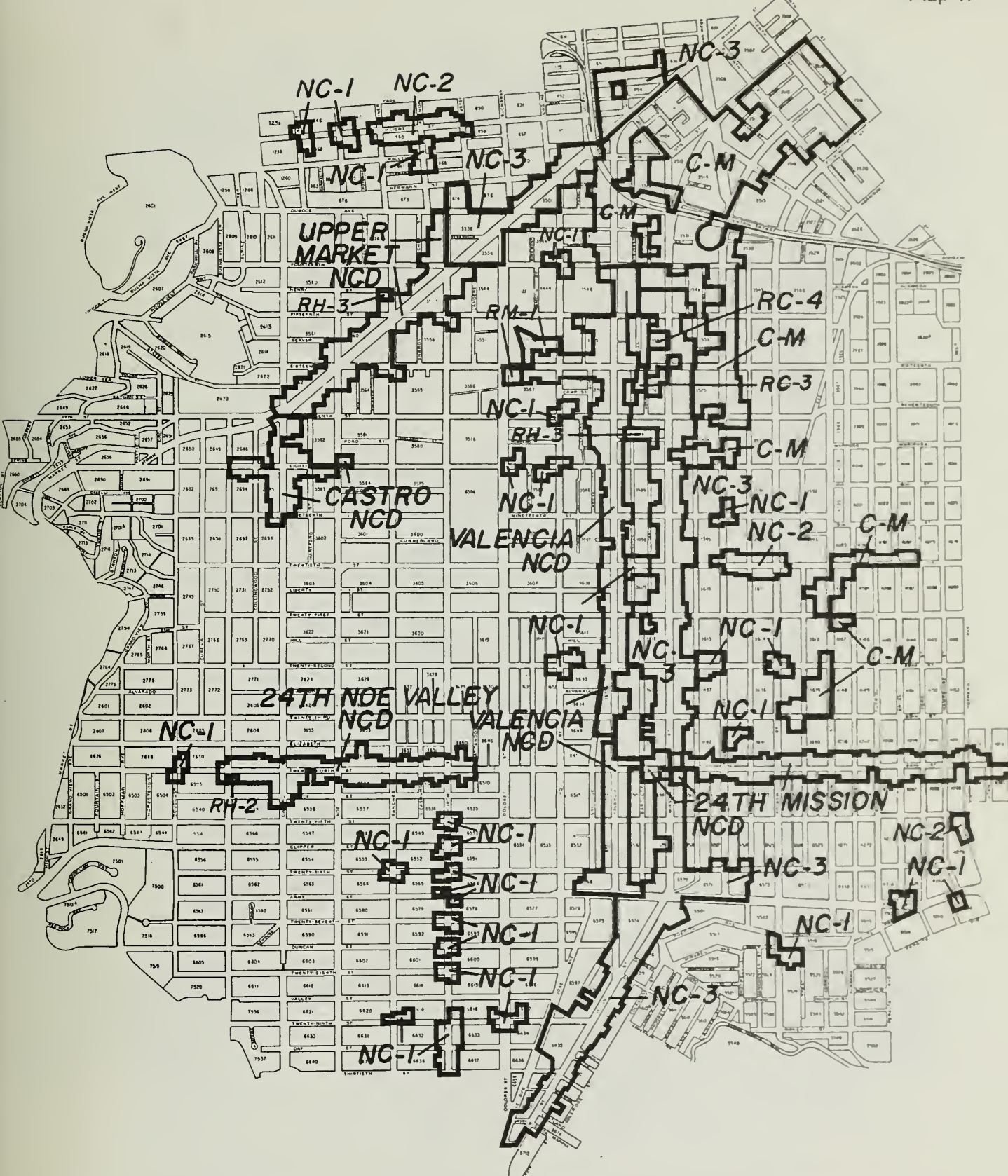


**EXISTING ZONING**  
(Schematic Boundary Only)

- C-1 C-2 C-M  
Commercial Districts
- RC-1 RC-2 RC-3 RC-4  
Residential-Commercial Combined Districts

Map 16





**PROPOSED ZONING**  
(Schematic Boundary Only)

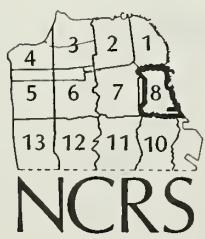
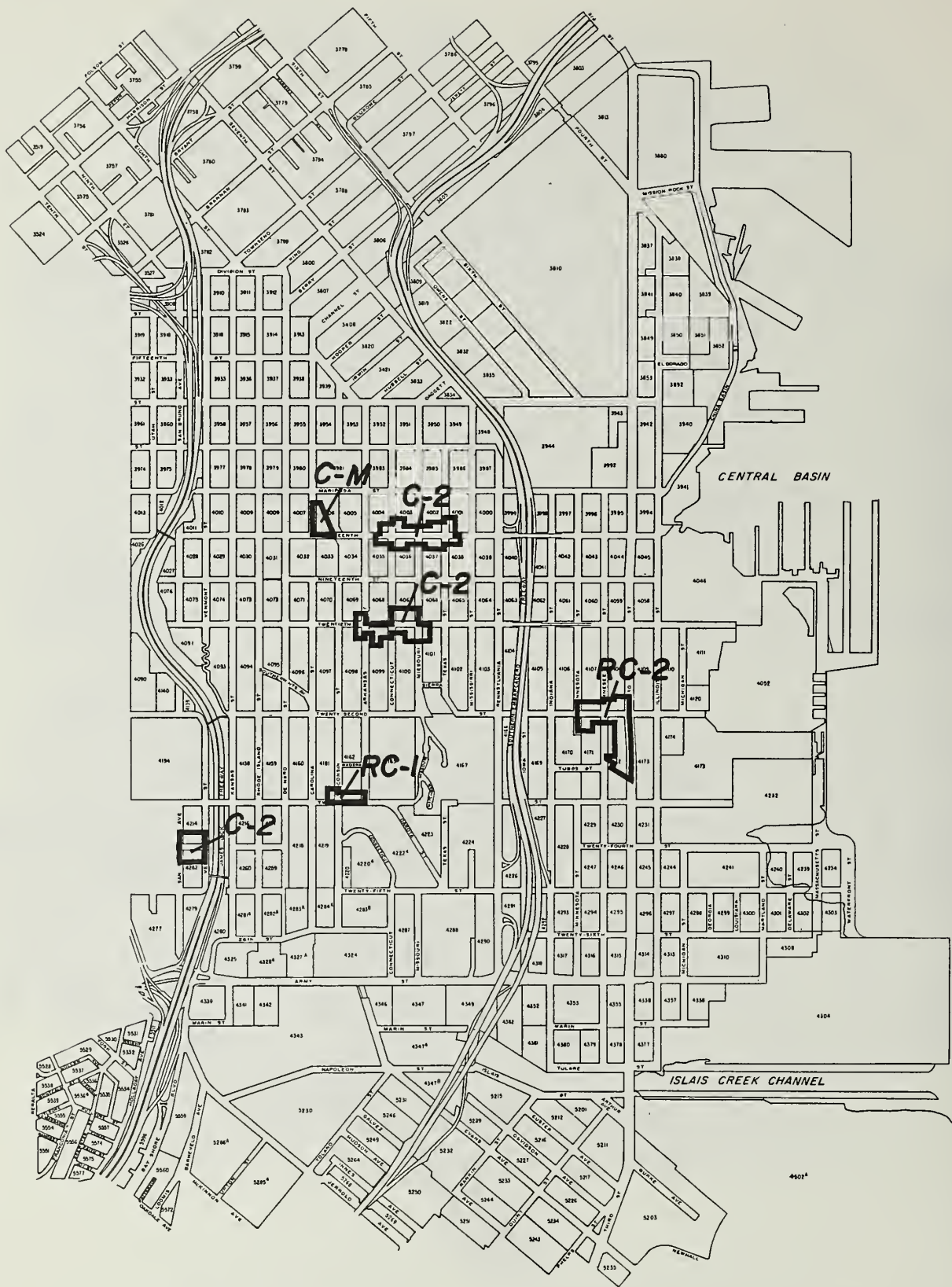
- NC-1 NC-2 NC-3 NC-S NCD
- Neighborhood Commercial Districts
- C-2 C-M
- Commercial Districts
- RC-3 RC-4
- Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
- Residential Districts



Map 17



Exhibit 7



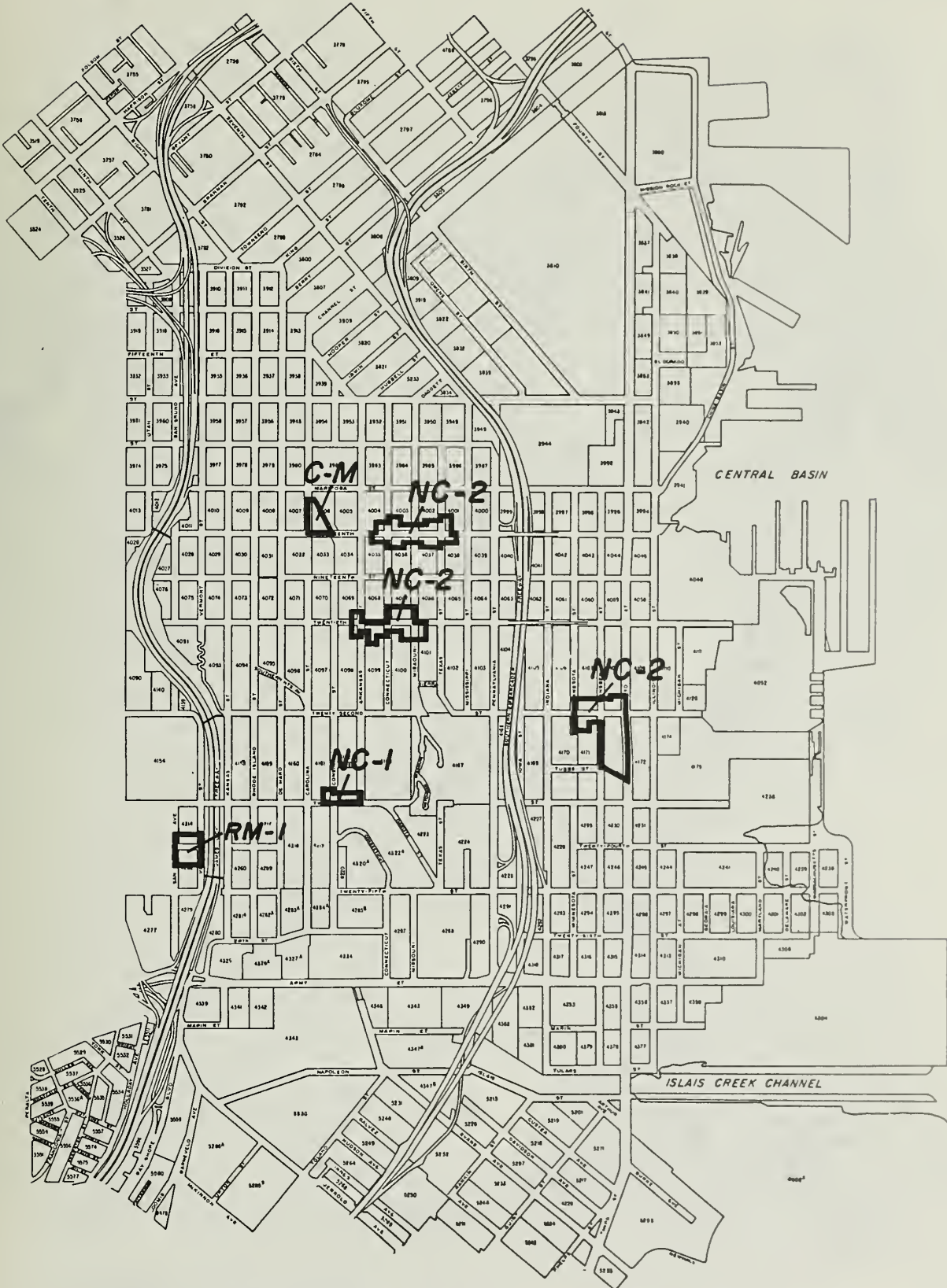
**EXISTING ZONING**  
(Schematic Boundary Only)

- C-1 C-2 C-M  
Commercial Districts
- RC-1 RC-2 RC-3 RC-4  
Residential-Commercial Combined Districts

Map 18







**PROPOSED ZONING**  
(Schematic Boundary Only)

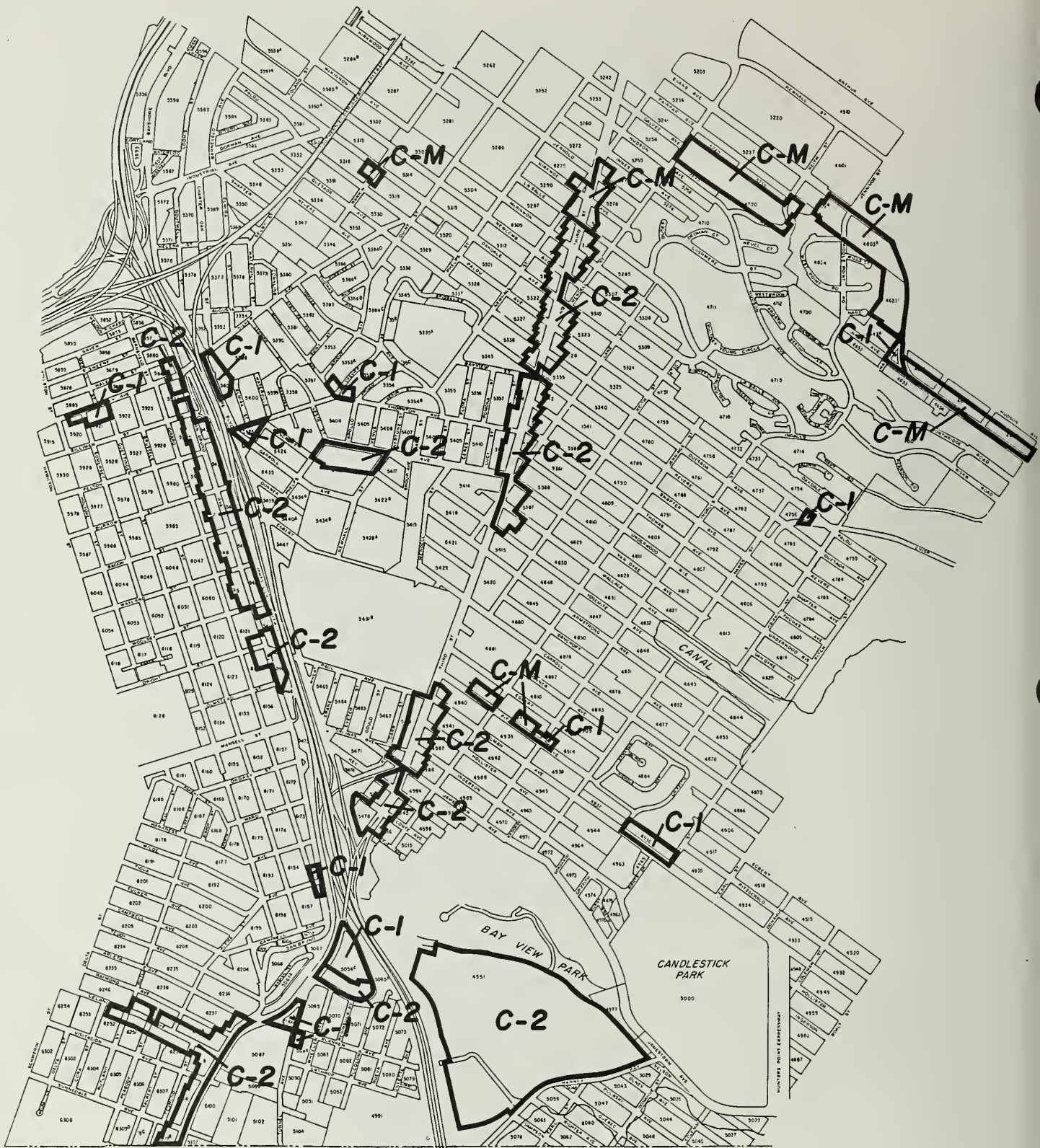
- NC-1 NC-2 NC-3 NC-S NCD  
Neighborhood Commercial Districts
- C-2 C-M  
Commercial Districts
- RC-3 RC-4  
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3  
Residential Districts



Map 19

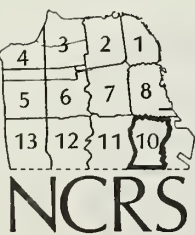


Exhibit 8



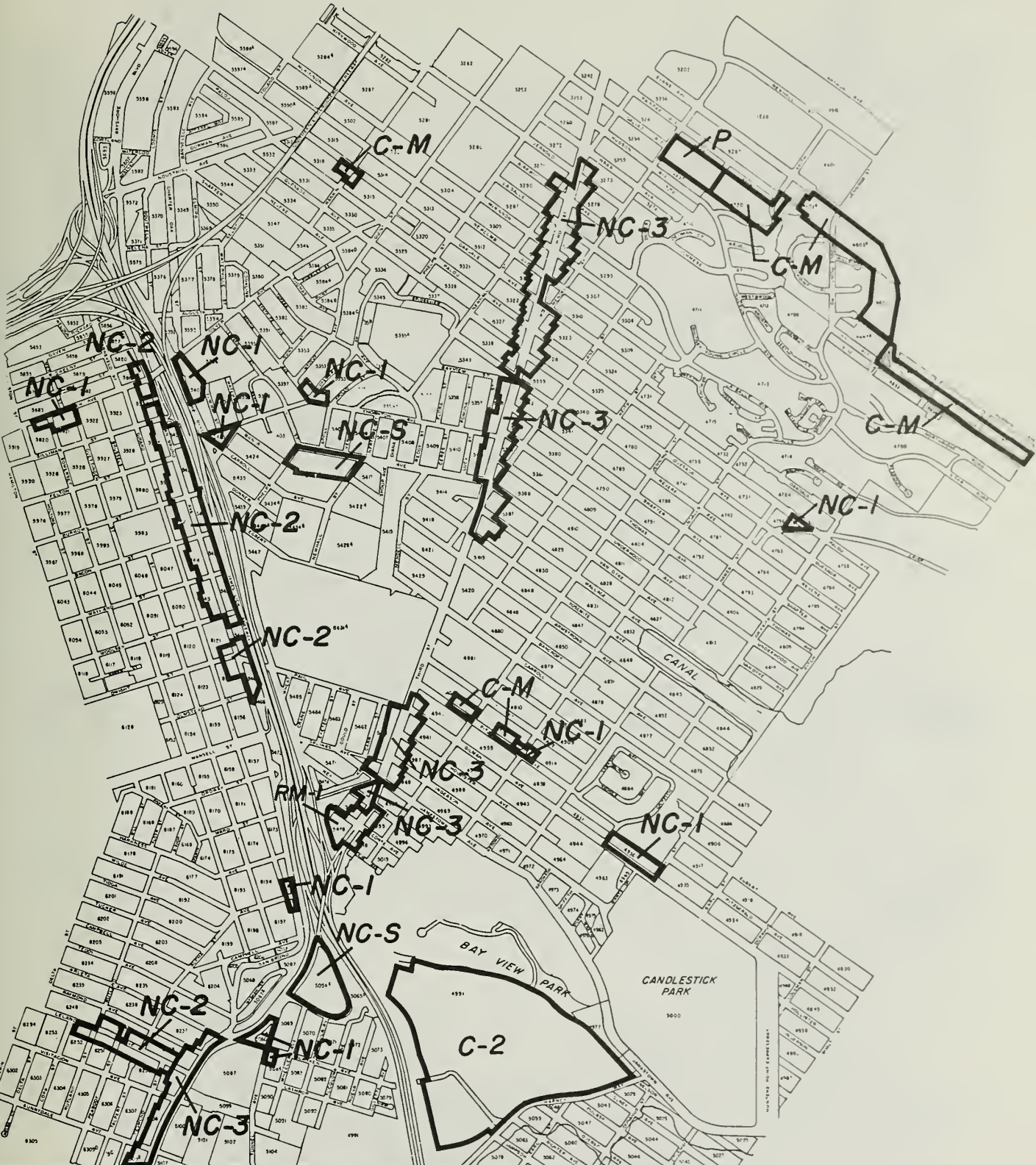
**EXISTING ZONING**  
(Schematic Boundary Only)

**C-1 C-2 C-M**  
Commercial Districts  
**RC-1 RC-2 RC-3 RC-4**  
Residential-Commercial Combined Districts



Map 20





**PROPOSED ZONING**  
(Schematic Boundary Only)

- NC-1 NC-2 NC-3 NC-S NCD
- Neighborhood Commercial Districts
- C-2 C-M
- Commercial Districts
- RC-3 RC-4
- Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3 P
- Residential Districts



Map 21

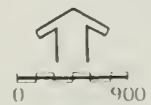


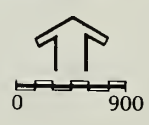
Exhibit 9



**EXISTING ZONING**  
(Schematic Boundary Only)

- C-1 C-2 C-M  
Commercial Districts
- RC-1 RC-2 RC-3 RC-4  
Residential-Commercial Combined Districts

Map 22





**PROPOSED ZONING**  
(Schematic Boundary Only)

- NC-1 NC-2 NC-3 NC-S NCD  
Neighborhood Commercial Districts
- C-2 C-M  
Commercial Districts
- RC-3 RC-4  
Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3  
Residential Districts



Map 23



Exhibit 10

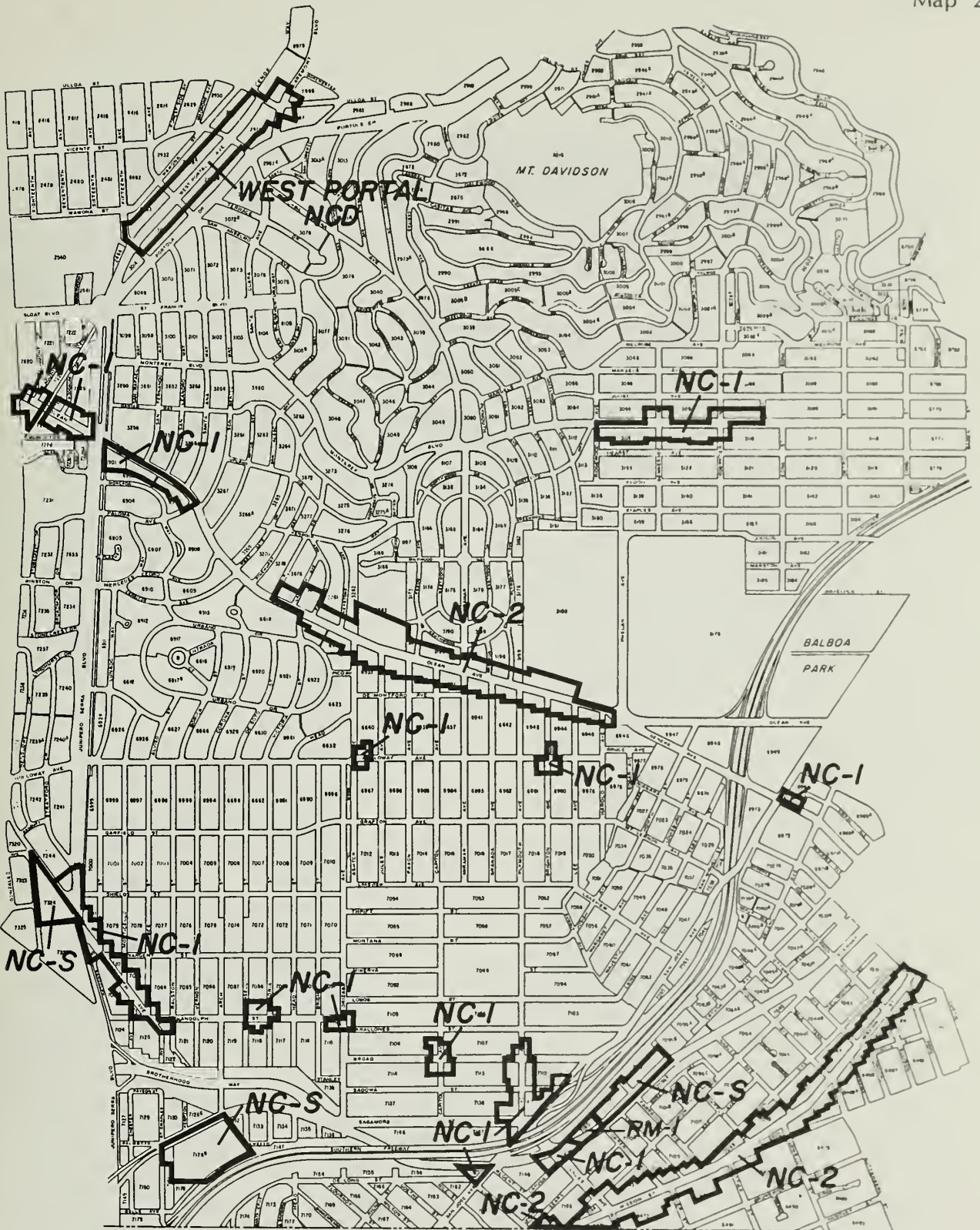


**EXISTING ZONING**  
(Schematic Boundary Only)

- C-1 C-2 C-M  
Commercial Districts
- RC-1 RC-2 RC-3 RC-4  
Residential-Commercial Combined Districts

Map 24





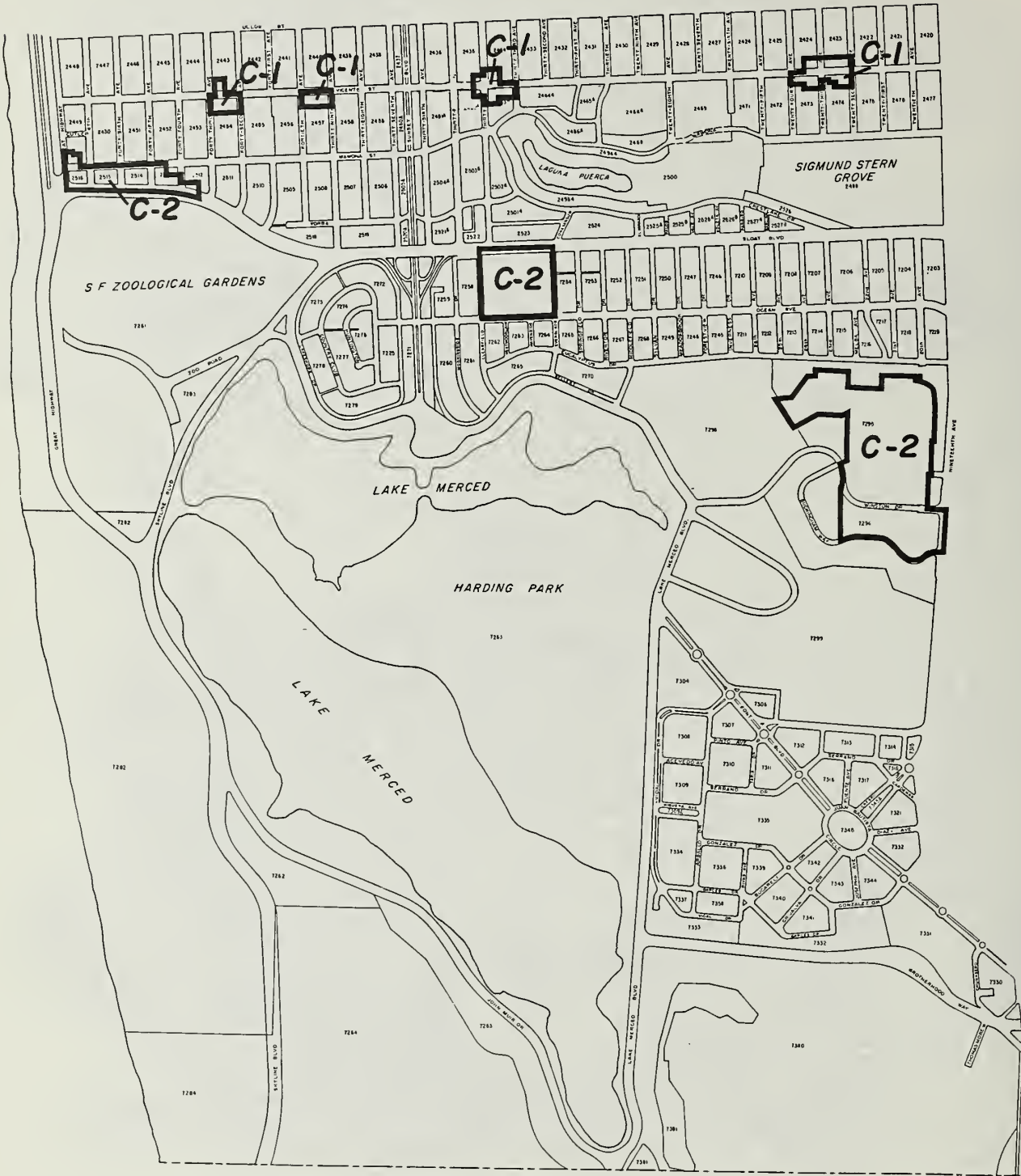
**PROPOSED ZONING**  
(Schematic Boundary Only)

- NC-1 NC-2 NC-3 NC-S NCD
- Neighborhood Commercial Districts
- C-2 C-M
- Commercial Districts
- RC-3 RC-4
- Residential-Commercial Districts
- RH-1 RH-2 RH-3 RM-1 RM-2 RM-3
- Residential Districts

Map 25



Exhibit 11



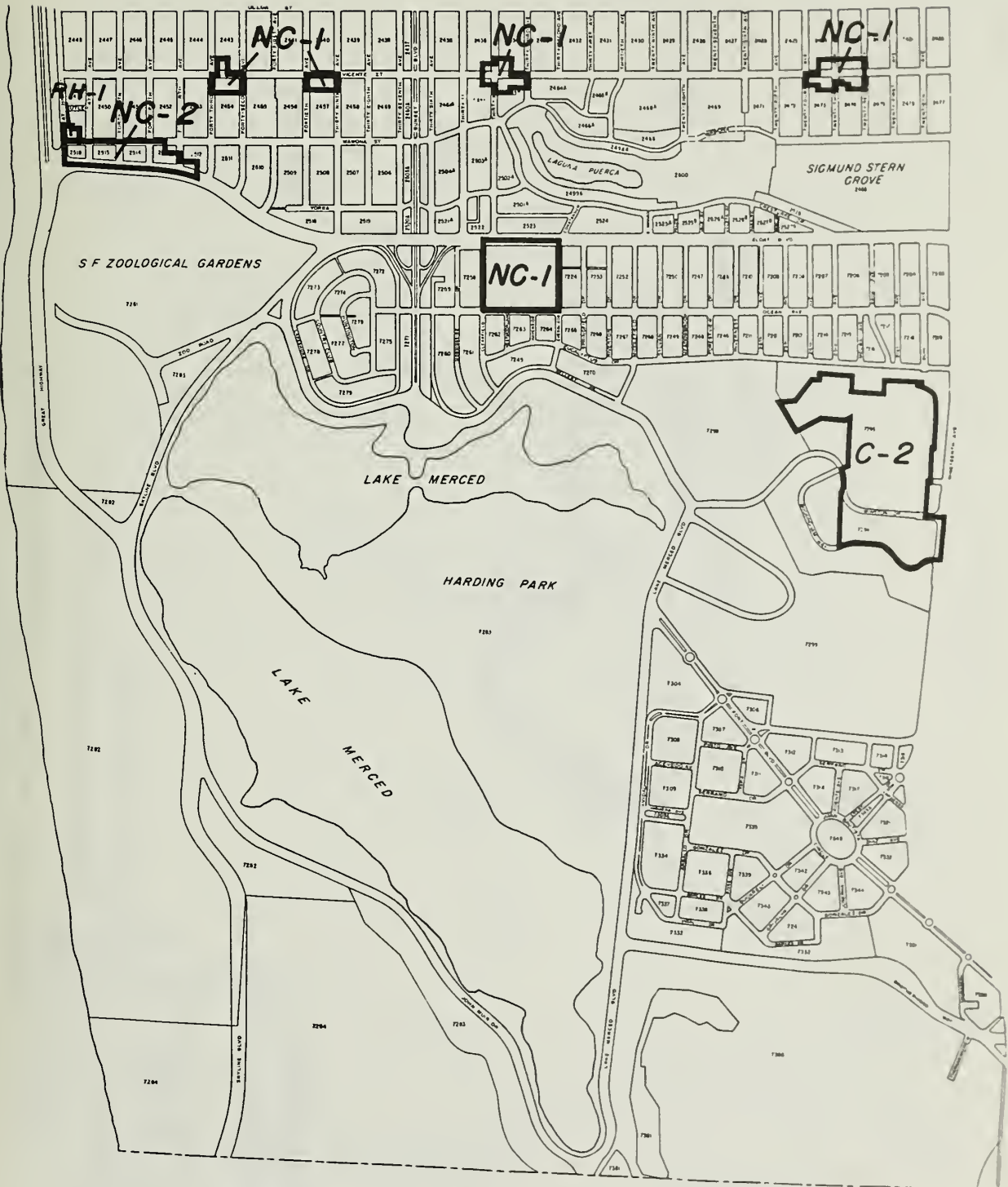
**EXISTING ZONING**  
(Schematic Boundary Only)

- C-1 C-2 C-M  
Commercial Districts
- RC-1 RC-2 RC-3 RC-4  
Residential-Commercial Combined Districts

Map 26







**PROPOSED ZONING**  
 (Schematic Boundary Only)

NC-1 NC-2 NC-3 NC-S NCD  
 Neighborhood Commercial Districts

C-2 C-M  
 Commercial Districts

RC-3 RC-4  
 Residential-Commercial Districts

RH-1 RH-2 RH-3 RM-1 RM-2 RM-3  
 Residential Districts

Map 27

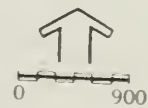
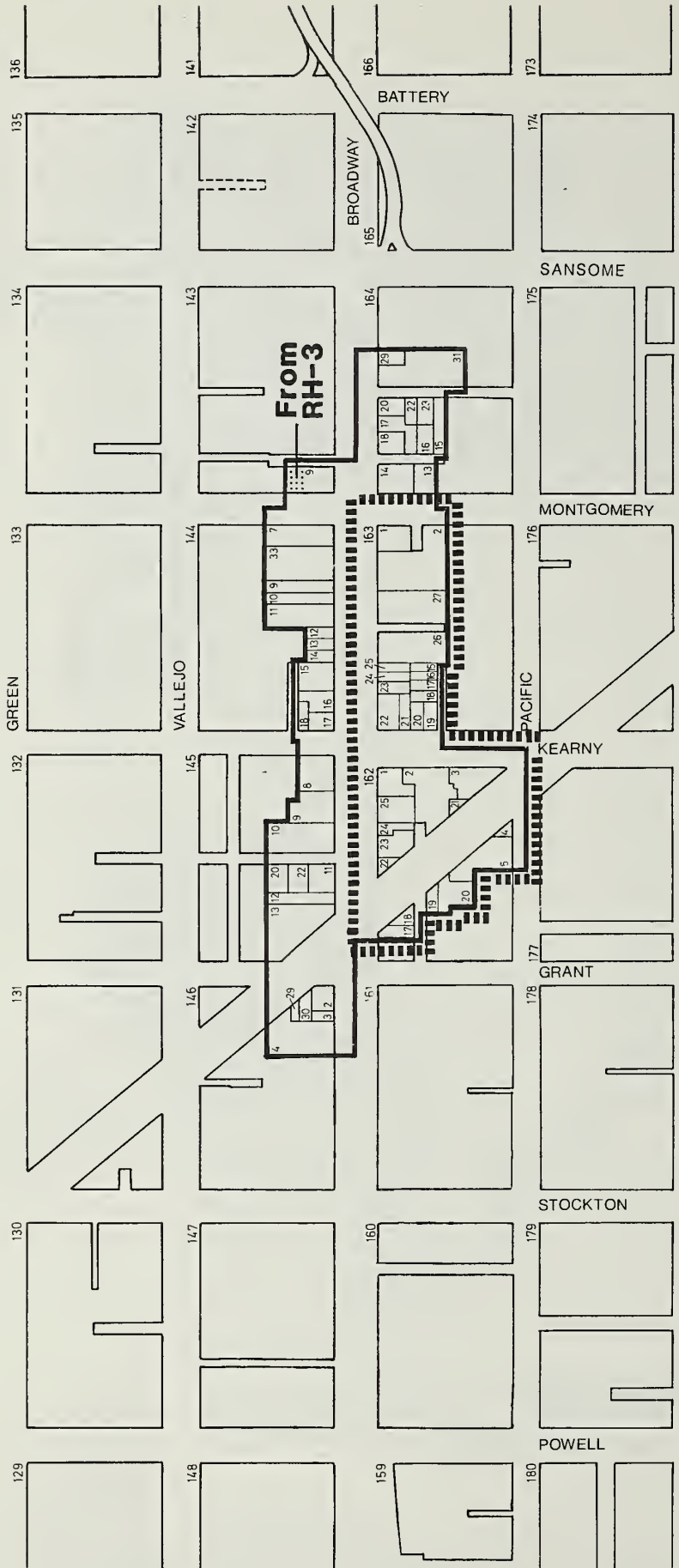


Exhibit 12



Map 28

**BROADWAY  
PROPOSED ZONING**

-  NCD BOUNDARY
-  ADDITIONS

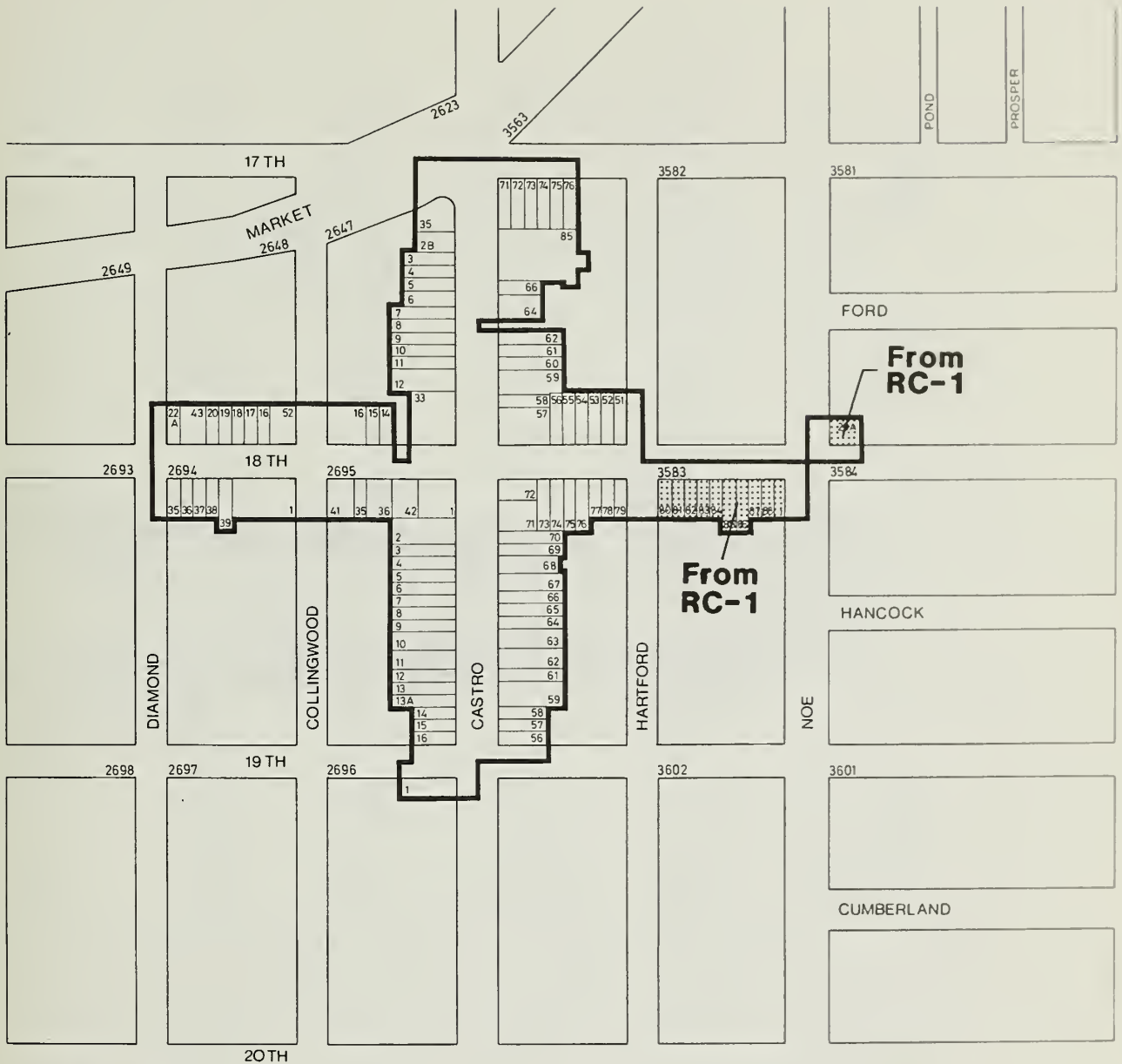
**RETAIN EXISTING GARMENT SHOP SUD**

**DELETE EXISTING WASHINGTON-BROADWAY SUD No 1**  
as shown on MAP 46

**RETAIN EXISTING SPECIAL DISTRICT FOR SIGN ILLUMINATION**

**EXCEPT AS NOTED EXISTING ZONING IS C-2**

**Exhibit 13**



**CASTRO  
PROPOSED ZONING**

**Map 29**

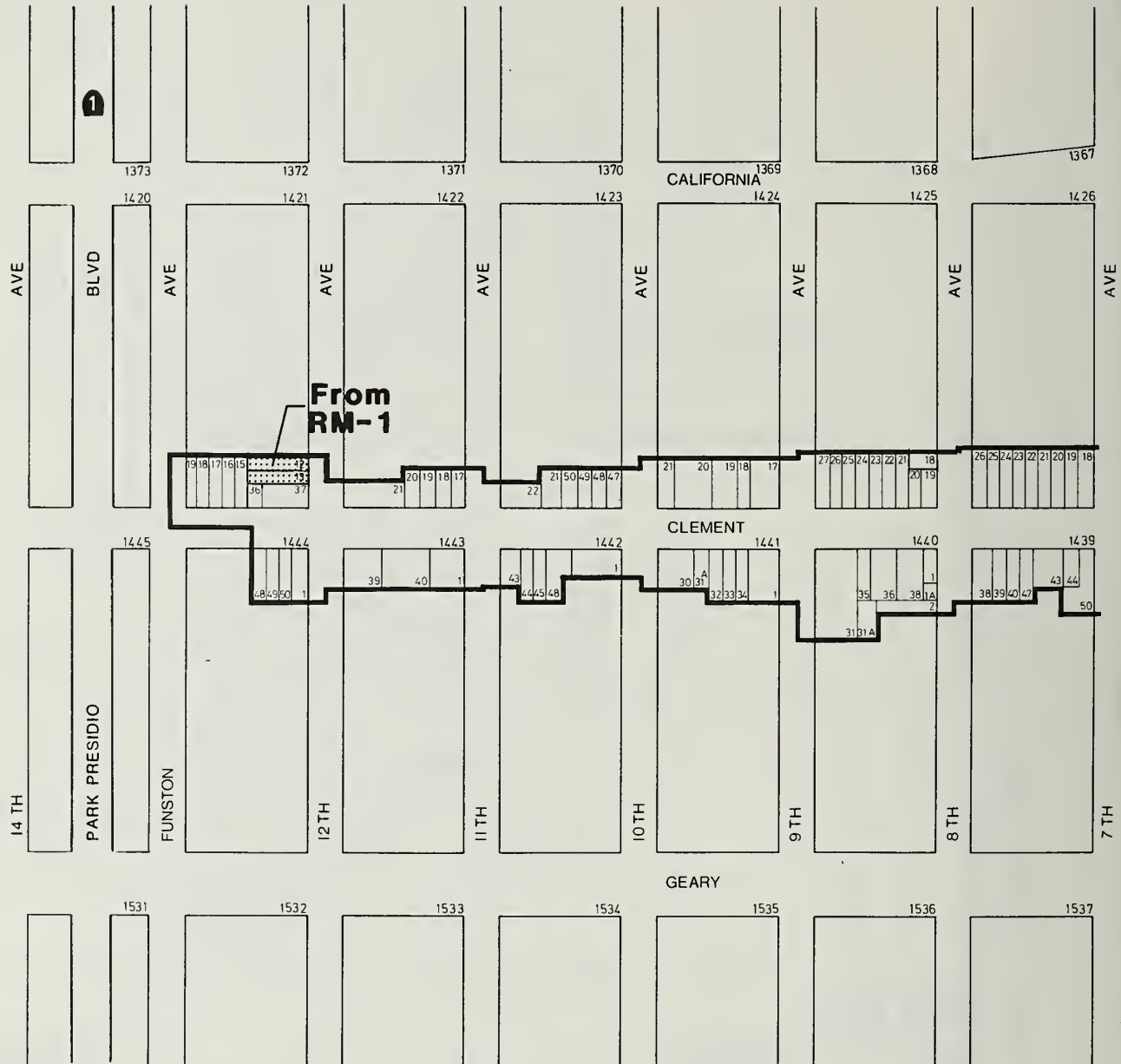
**—— NCD BOUNDARY**

**▨ ADDITIONS TO BOTH NCD & UPPER  
MARKET SPECIAL SIGN DISTRICT**



**Except as noted, EXISTING ZONING is C-2  
with UPPER MARKET SPECIAL SIGN DISTRICT**

**Exhibit 14**



**INNER CLEMENT  
PROPOSED ZONING**

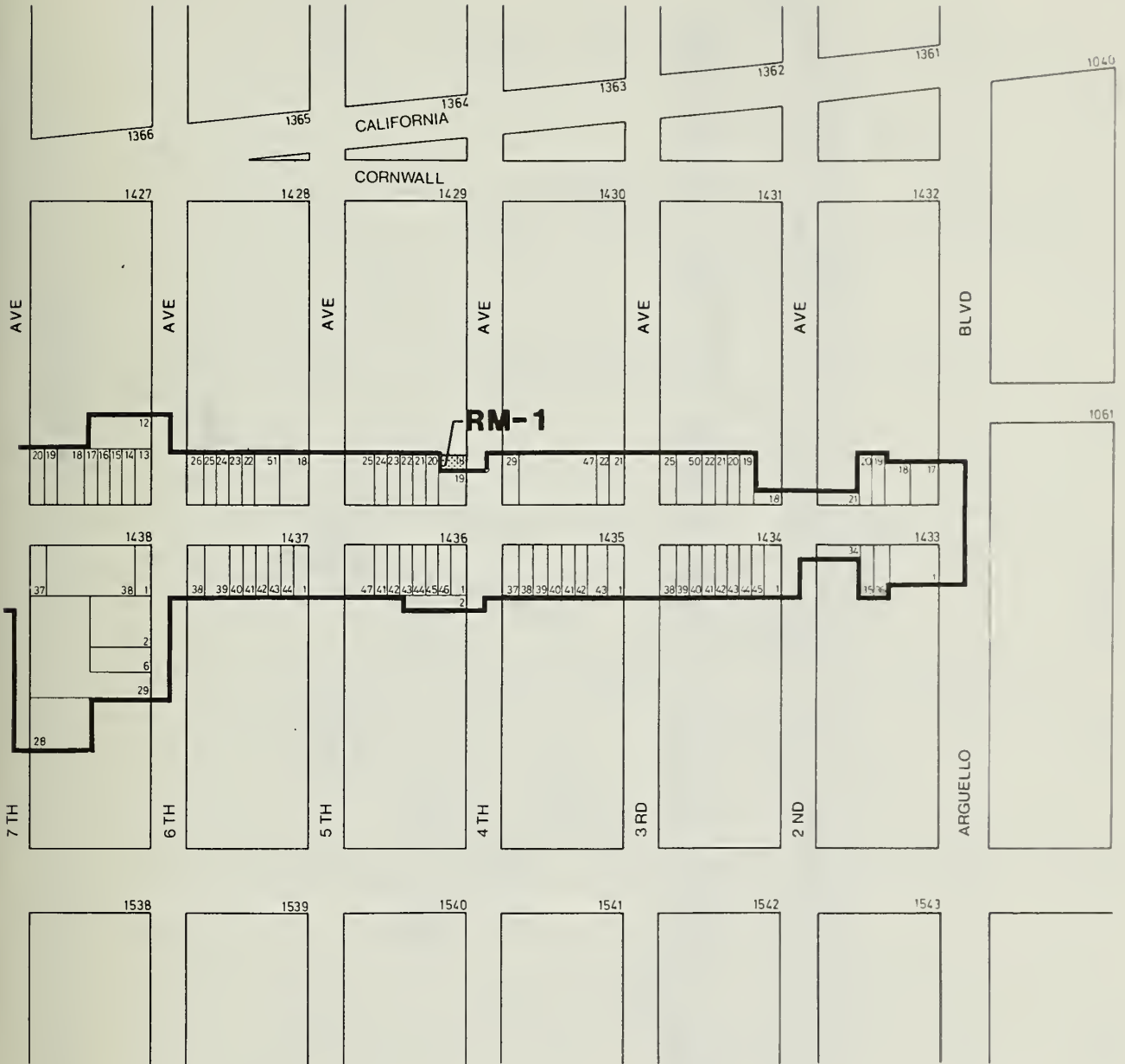
**Map 30**

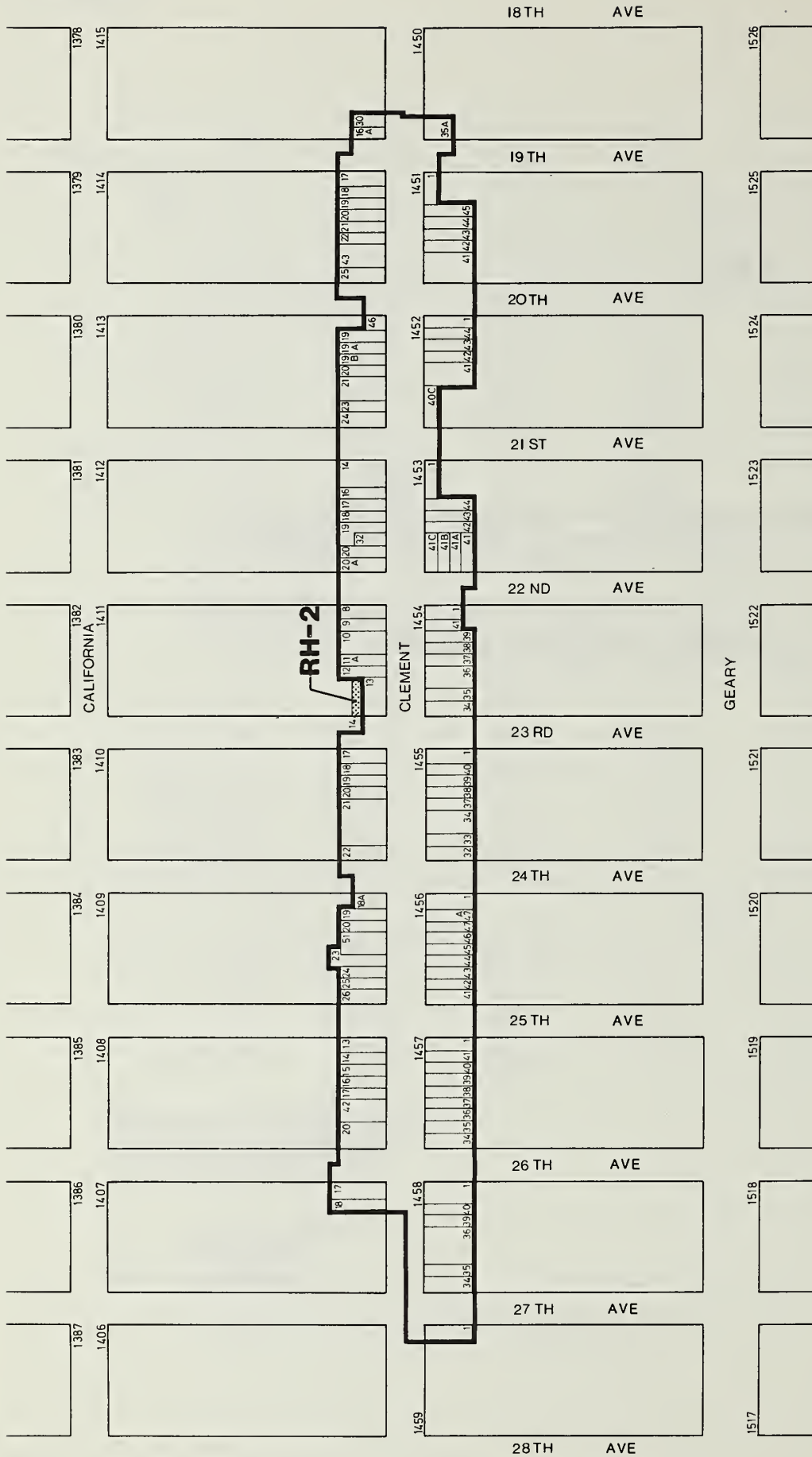
-  **NCD BOUNDARY**
-  **ADDITIONS**
-  **DELETIONS**



**Except as noted, EXISTING ZONING is C-2**

**Exhibit 15**





**OUTER CLEMENT  
PROPOSED ZONING**

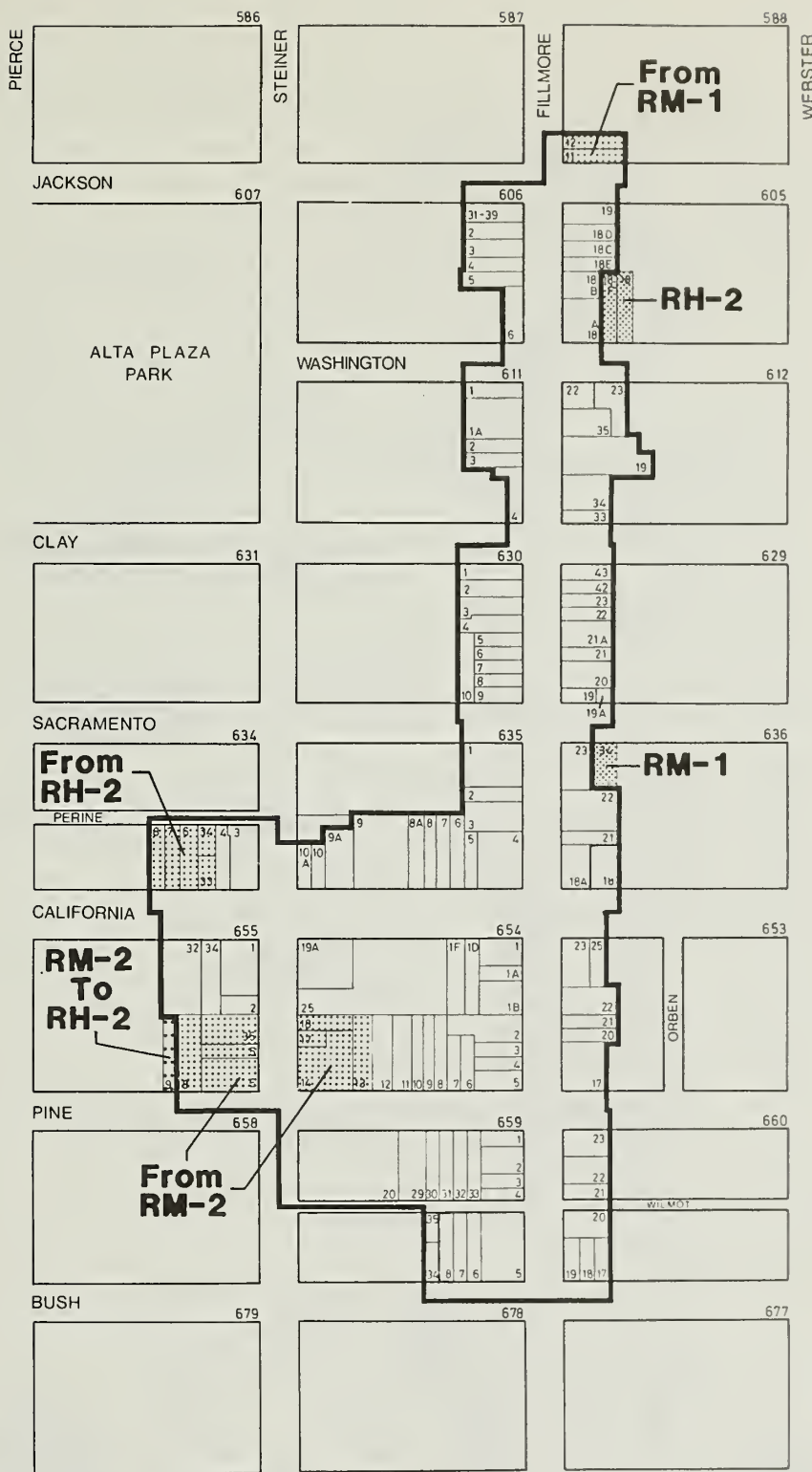
— NCD BOUNDARY  
 [Hatched Box] DELETIONS

EXISTING ZONING is C-1

**Map 31**



**Exhibit 16**



**UPPER FILLMORE  
PROPOSED ZONING**

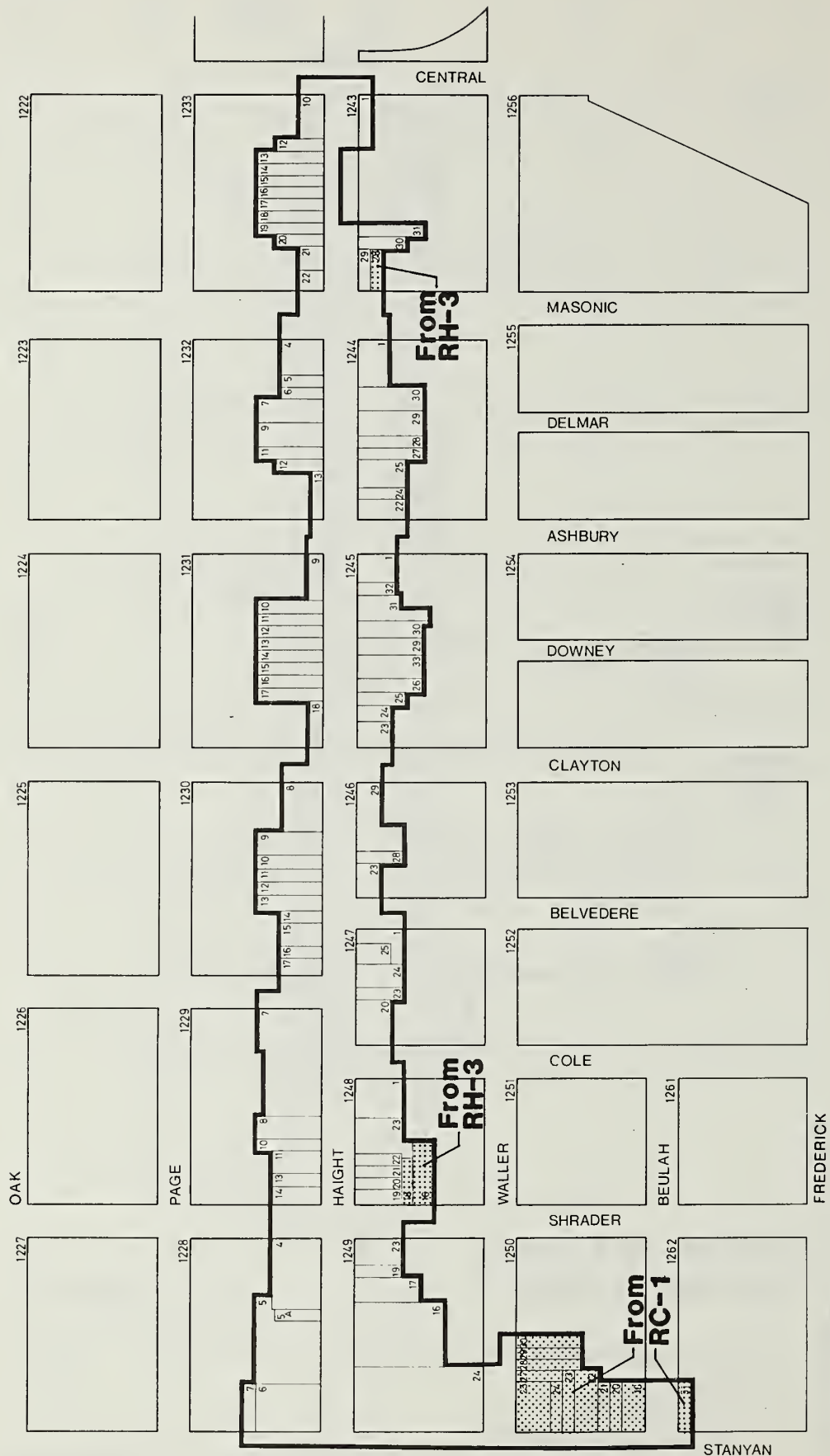
Map 32

- NCD BOUNDARY
- ▒ ADDITIONS
- ▒ DELETIONS
- ▒ OTHER CHANGES



Except as noted, EXISTING ZONING is C-2

Exhibit 17



**HAIGHT  
PROPOSED ZONING**

Map 33

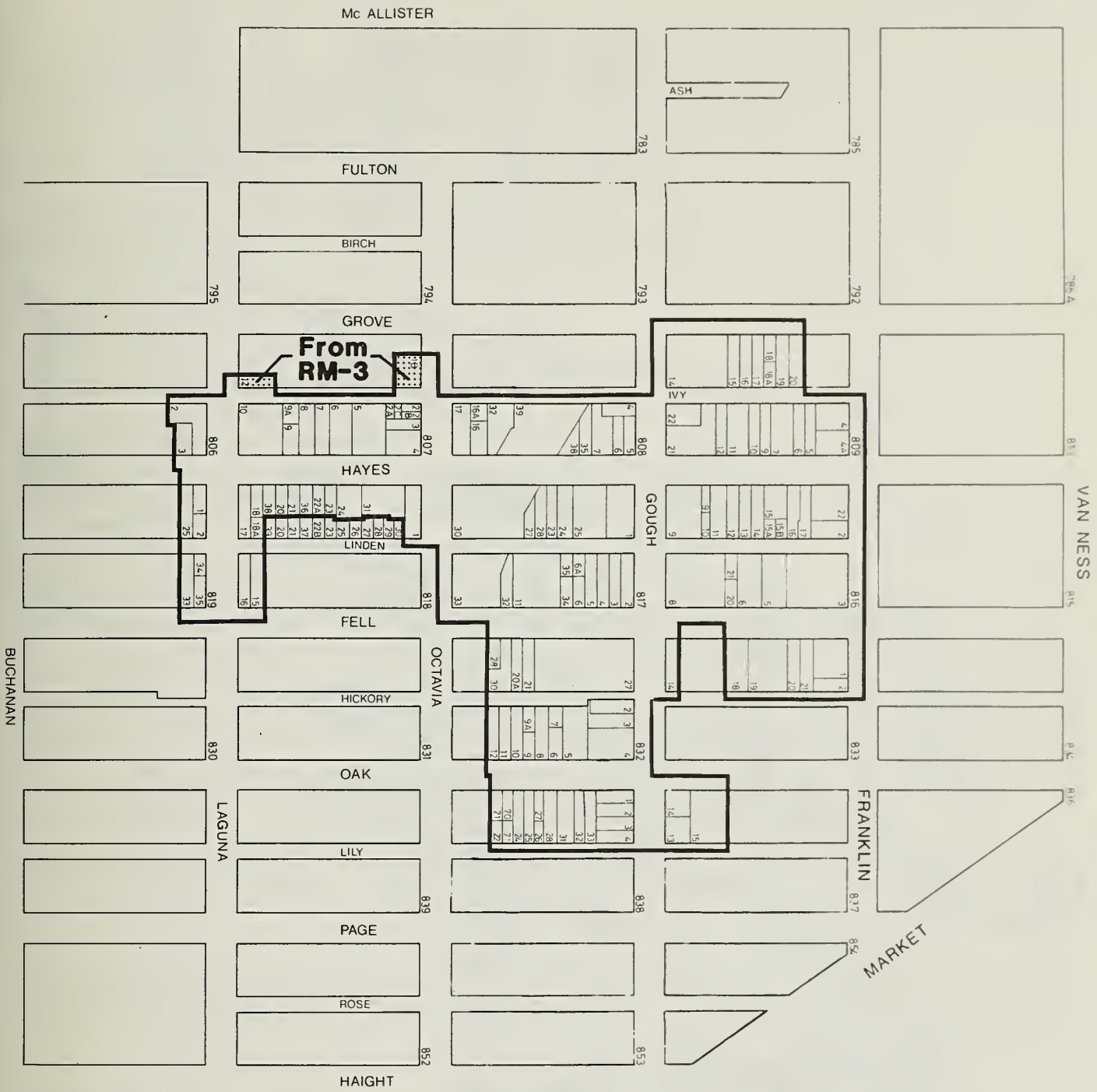


— NCD BOUNDARY  
 ..... ADDITIONS

Except as noted, EXISTING ZONING is C-2

Exhibit 18





# HAYES-GOUGH PROPOSED ZONING

- NCD BOUNDARY
- .....** ADDITIONS

Except as noted, EXISTING ZONING is C-2

Map 34

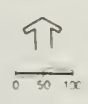
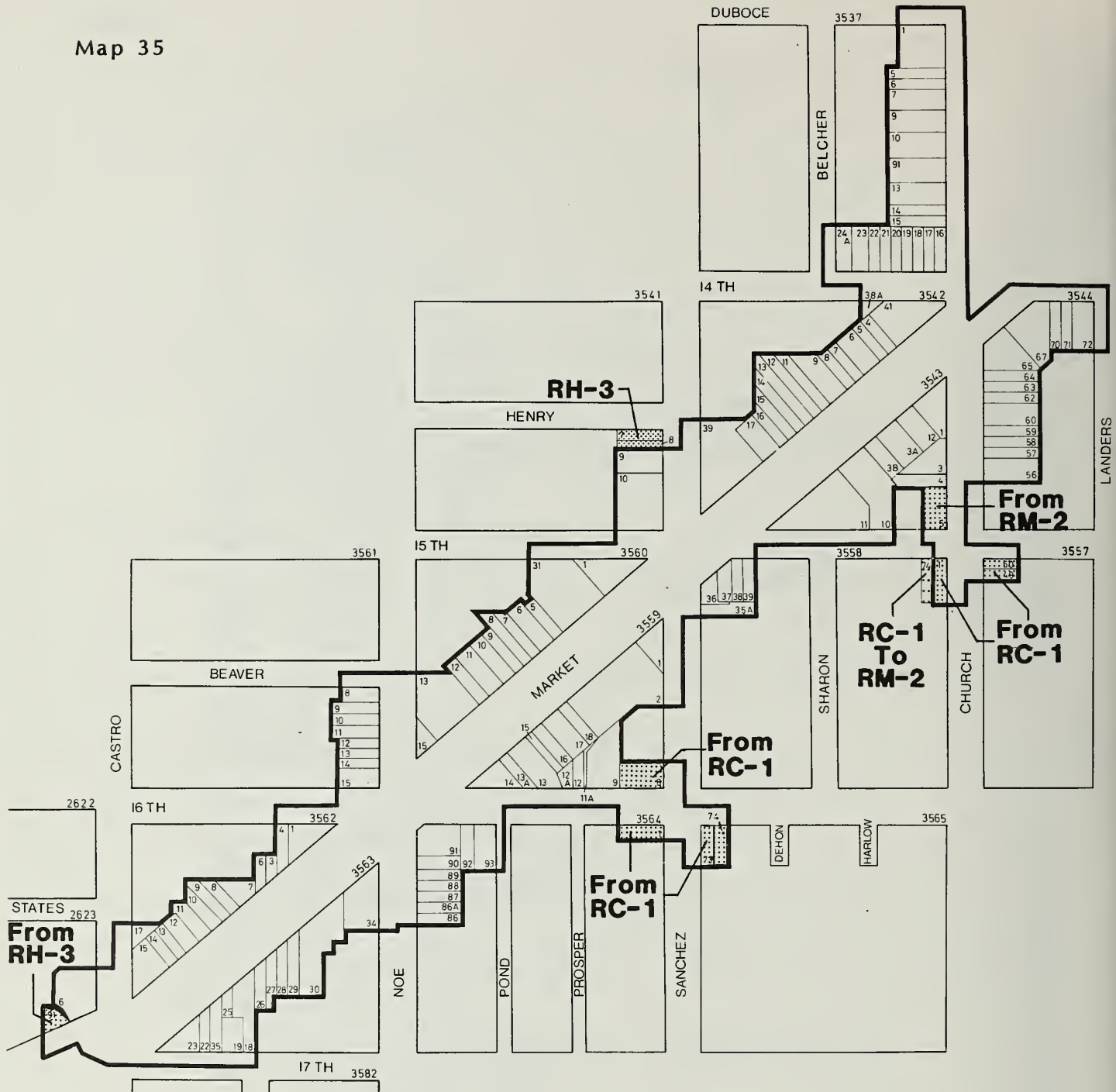


Exhibit 19



**UPPER MARKET  
PROPOSED ZONING**

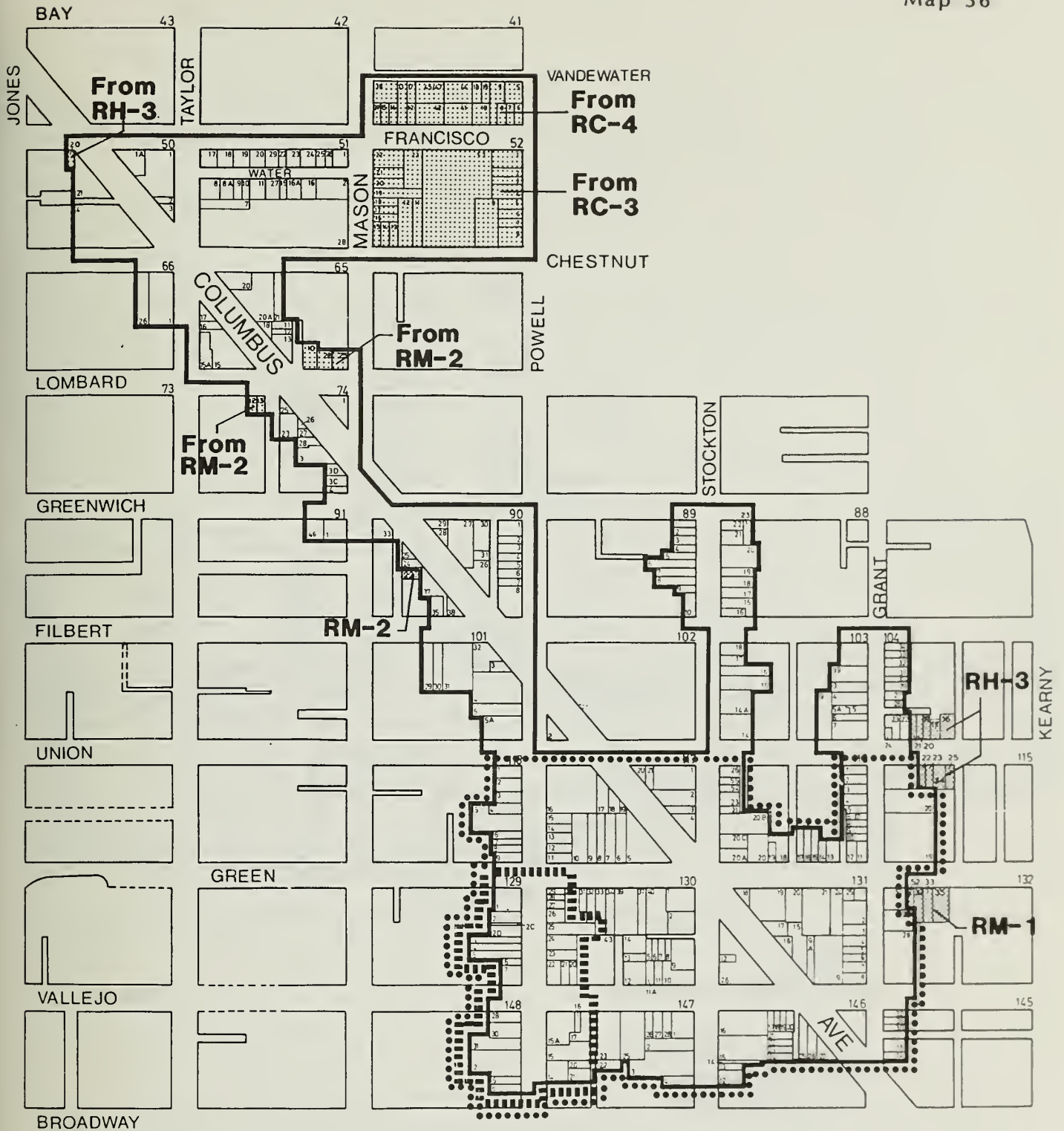
**Map 35**

- NCD BOUNDARY
- ..... ADDITIONS TO NCD AND UPPER MARKET SPECIAL SIGN DISTRICT
- ▨ DELETIONS
- ▧ OTHER CHANGES



**Exhibit 20**

**Except as noted, EXISTING ZONING is C-2 with  
UPPER MARKET SPECIAL SIGN DISTRICT**



**NORTH BEACH  
PROPOSED ZONING**

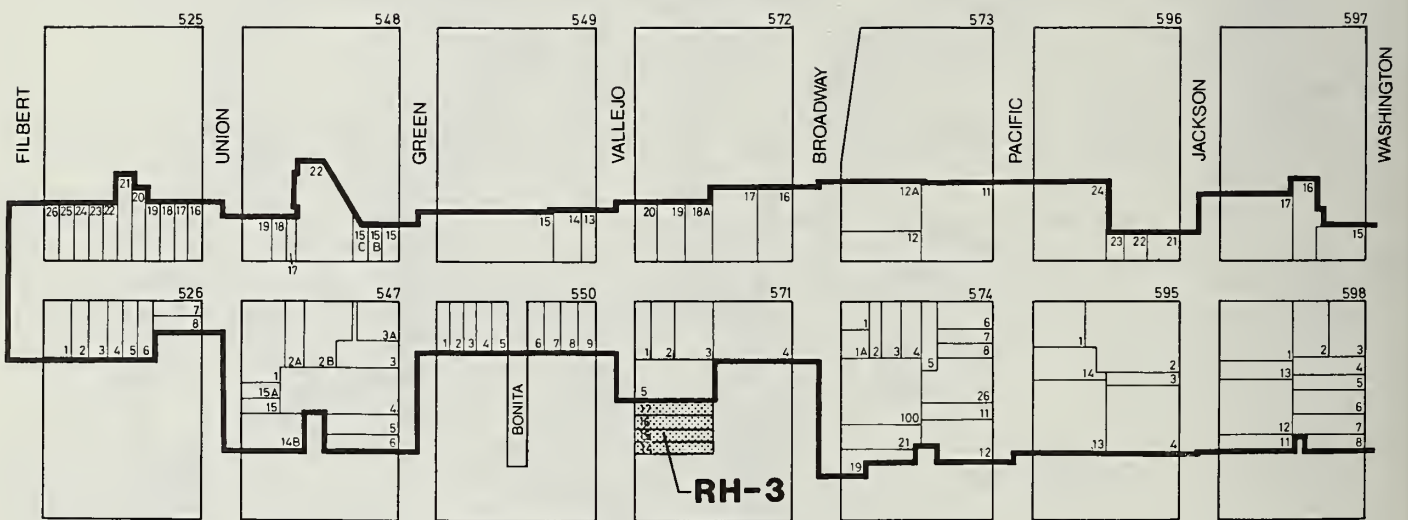
Map 36

- NCD BOUNDARY
- .....** ADDITIONS
- .....** DELETIONS
- BOUNDARY OF EXISTING GARMENT SHOP S.U.D.
- FINANCIAL SERVICE SUB-DISTRICT (Sec.781.3)



Exhibit 21

Except as noted, EXISTING ZONING is C-2



**POLK  
PROPOSED ZONING**

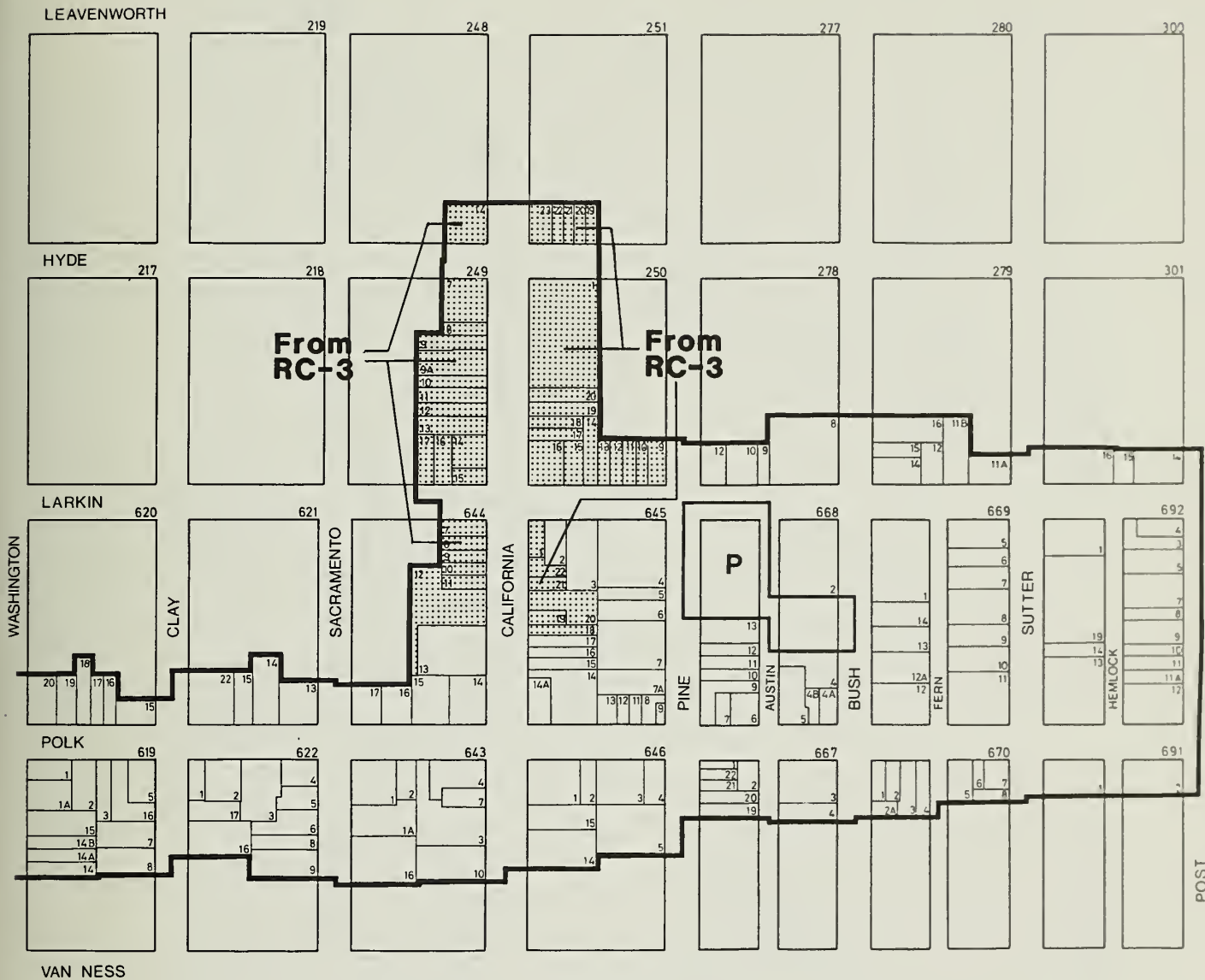
**Map 37**

- NCD BOUNDARY
- ▨ ADDITIONS
- ▩ DELETIONS

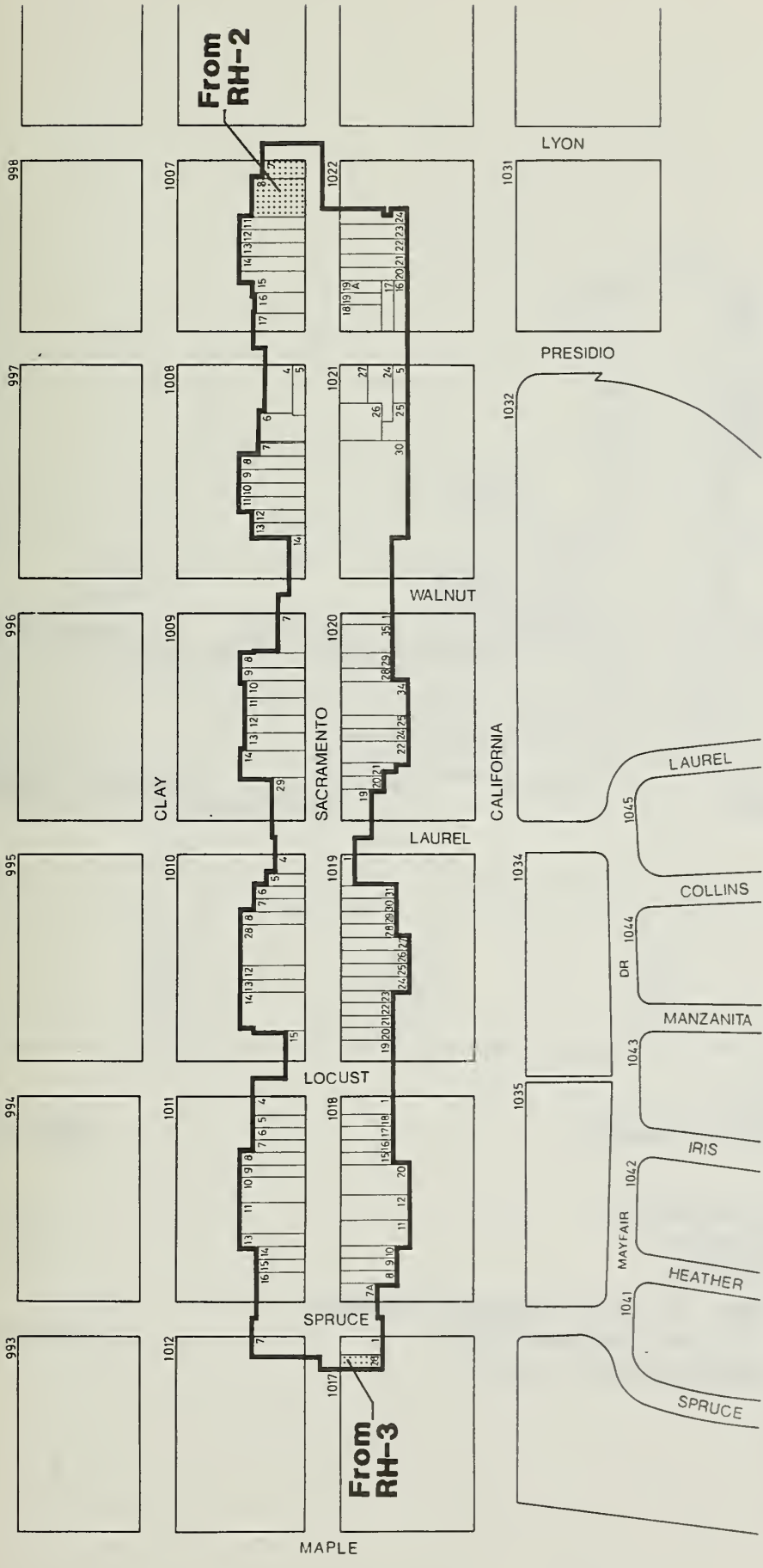


Except as noted, EXISTING ZONING is C-2

**Exhibit 22**







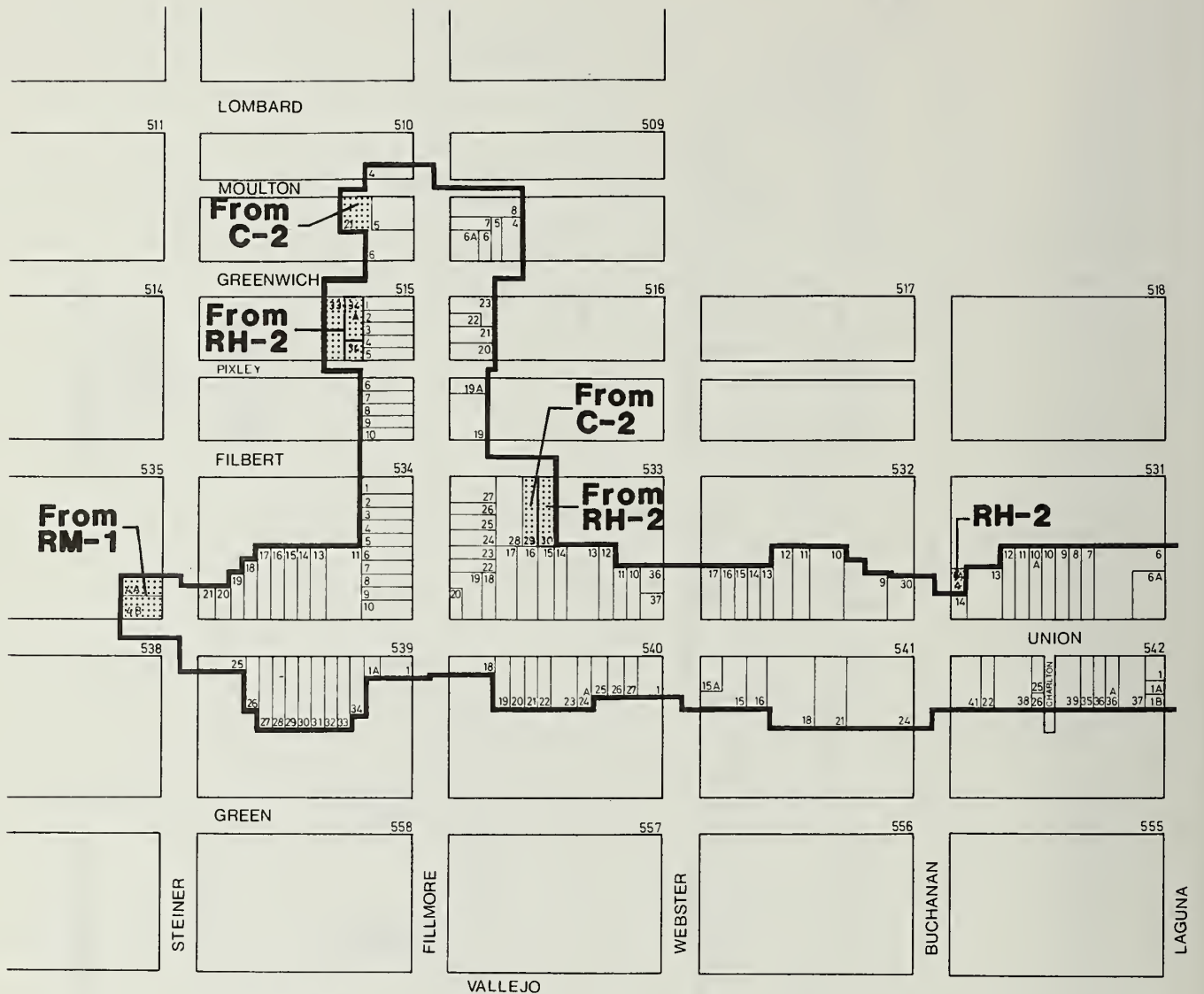
Map 38

Exhibit 23

# SACRAMENTO PROPOSED ZONING

- NCD BOUNDARY
- ..... ADDITIONS

Except as noted, EXISTING ZONING is C-2



**UNION  
PROPOSED ZONING**

**Map 39**

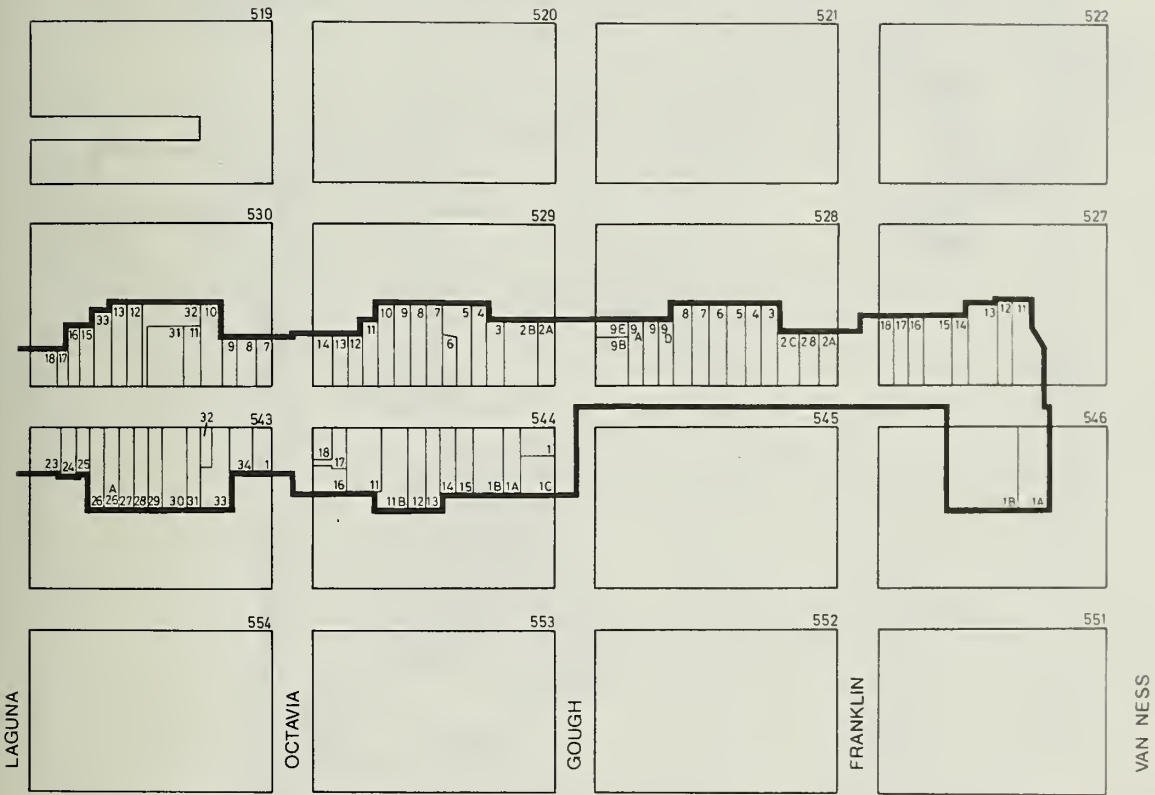
- NCD BOUNDARY
- ⋯** ADDITIONS
- ▨** DELETIONS

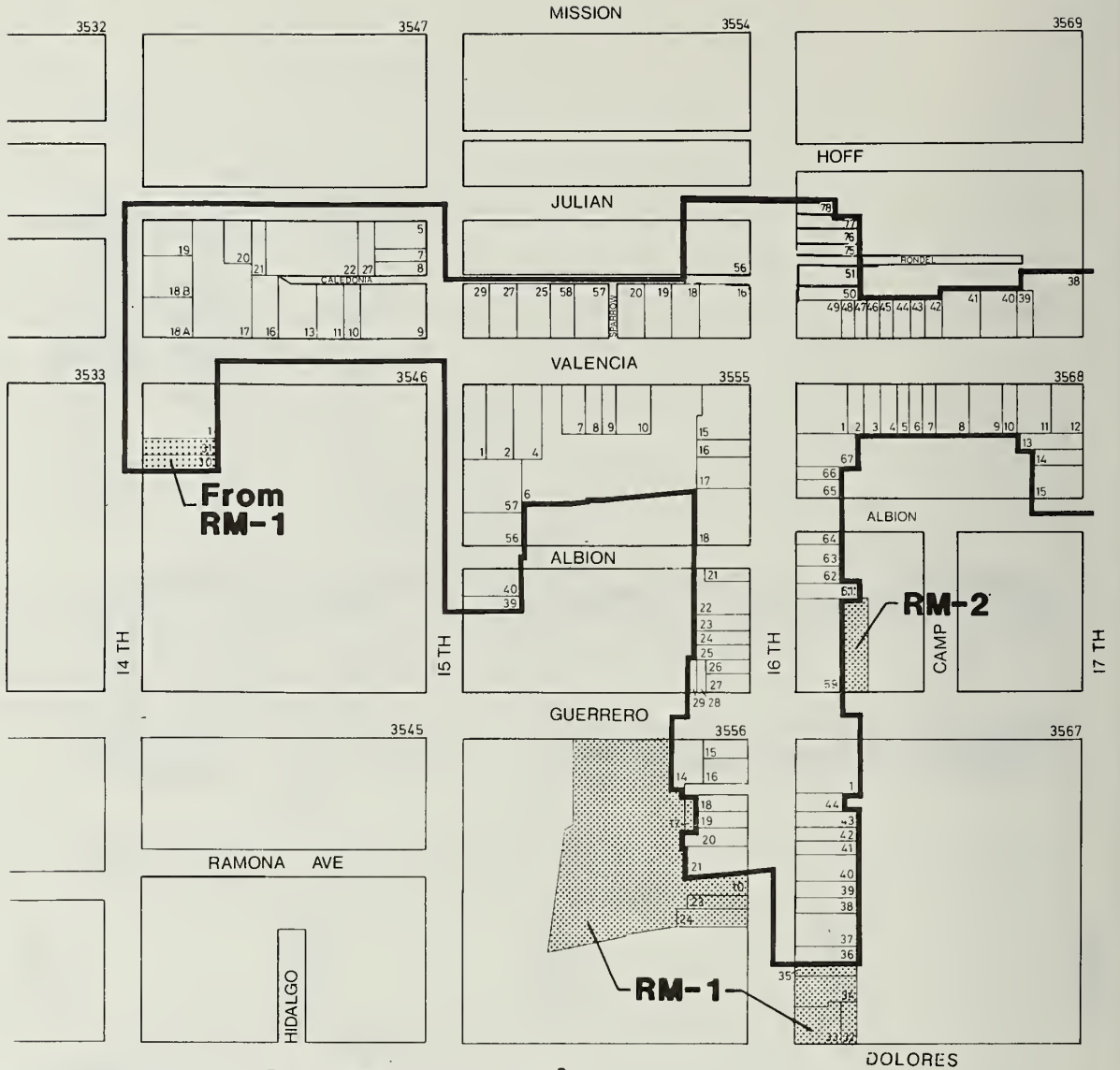


**Except as noted, EXISTING ZONING  
is C-2 with Permanent S.U.D.  
DELETE UNION STREET S.U.D.**

**Exhibit 24**







**VALENCIA (14TH-20TH)  
PROPOSED ZONING**

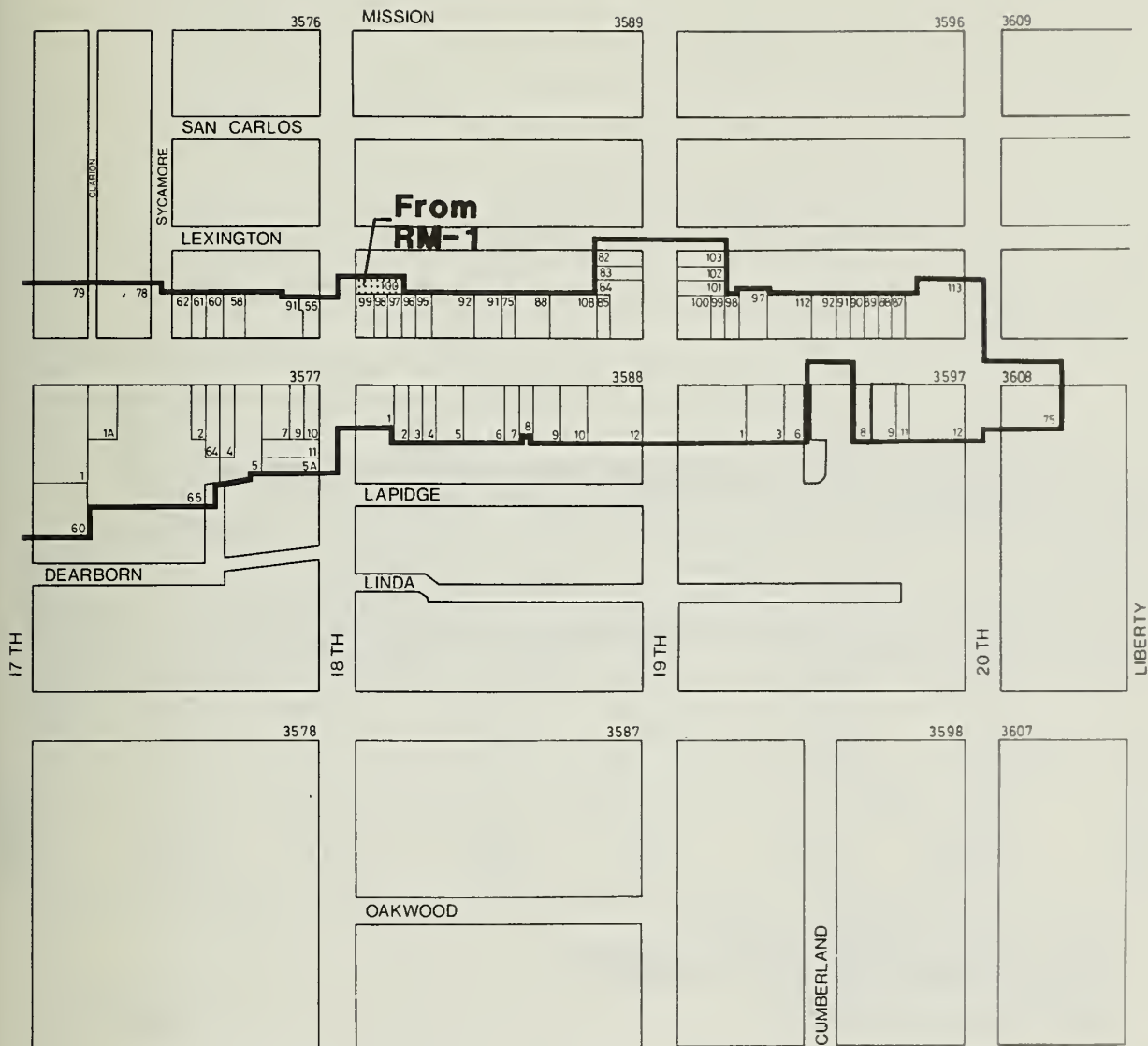
**Map 40**

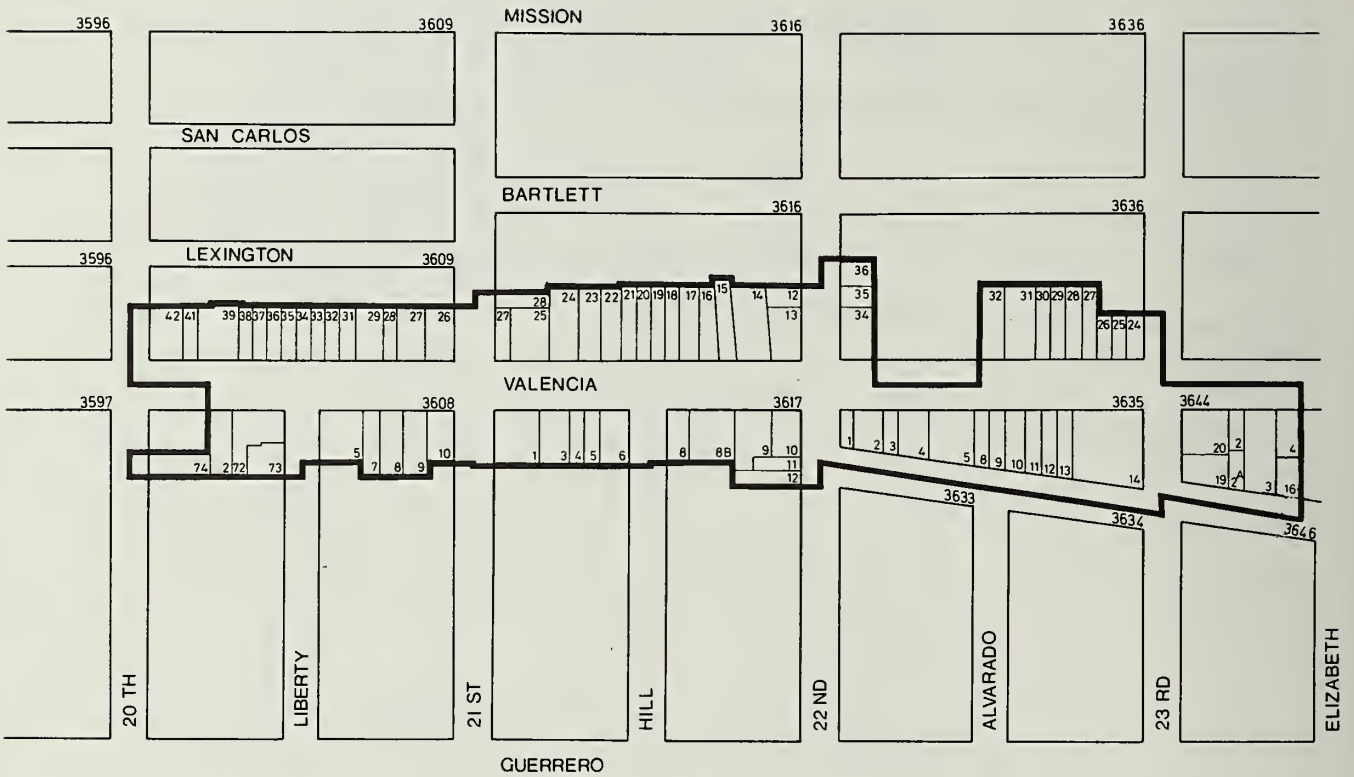
- NCD BOUNDARY
- .....** ADDITIONS
- .....** DELETIONS

Except as noted, EXISTING ZONING is C-M




**Exhibit 25**





**VALENCIA (20TH-ARMY)  
PROPOSED ZONING**

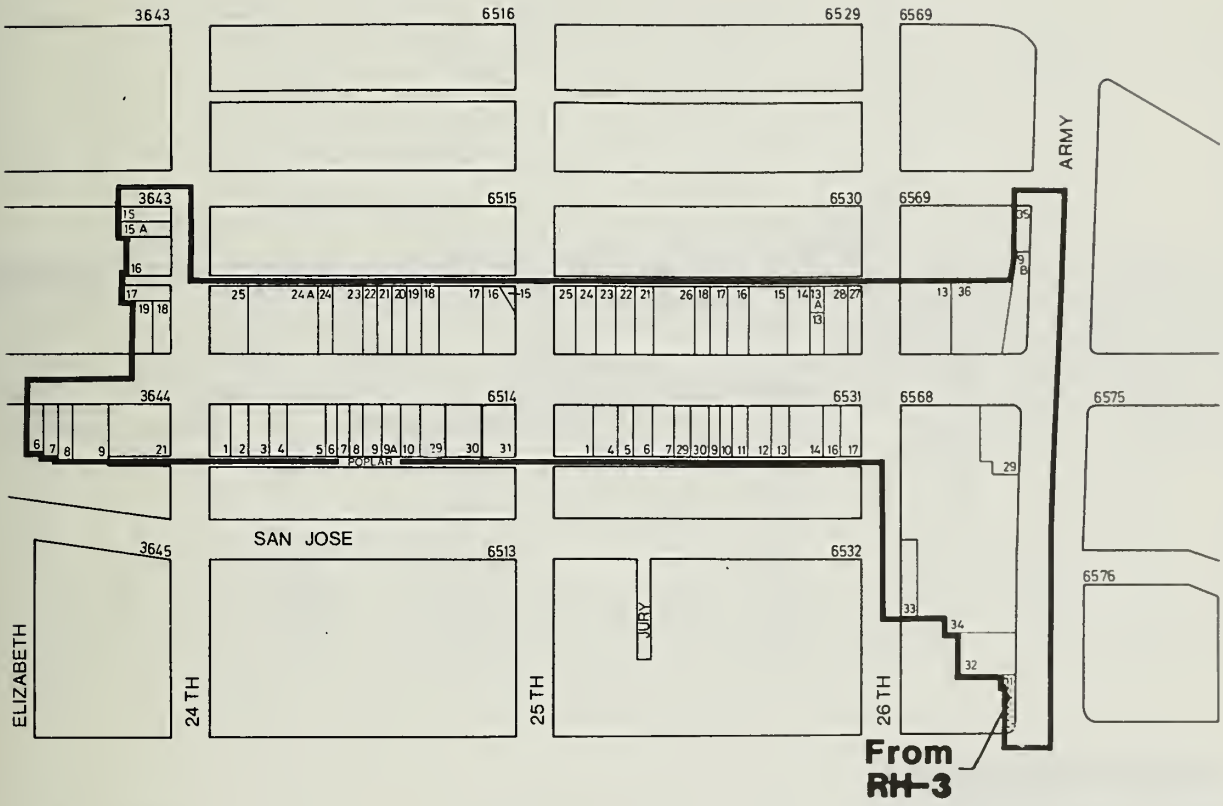
**Map 41**

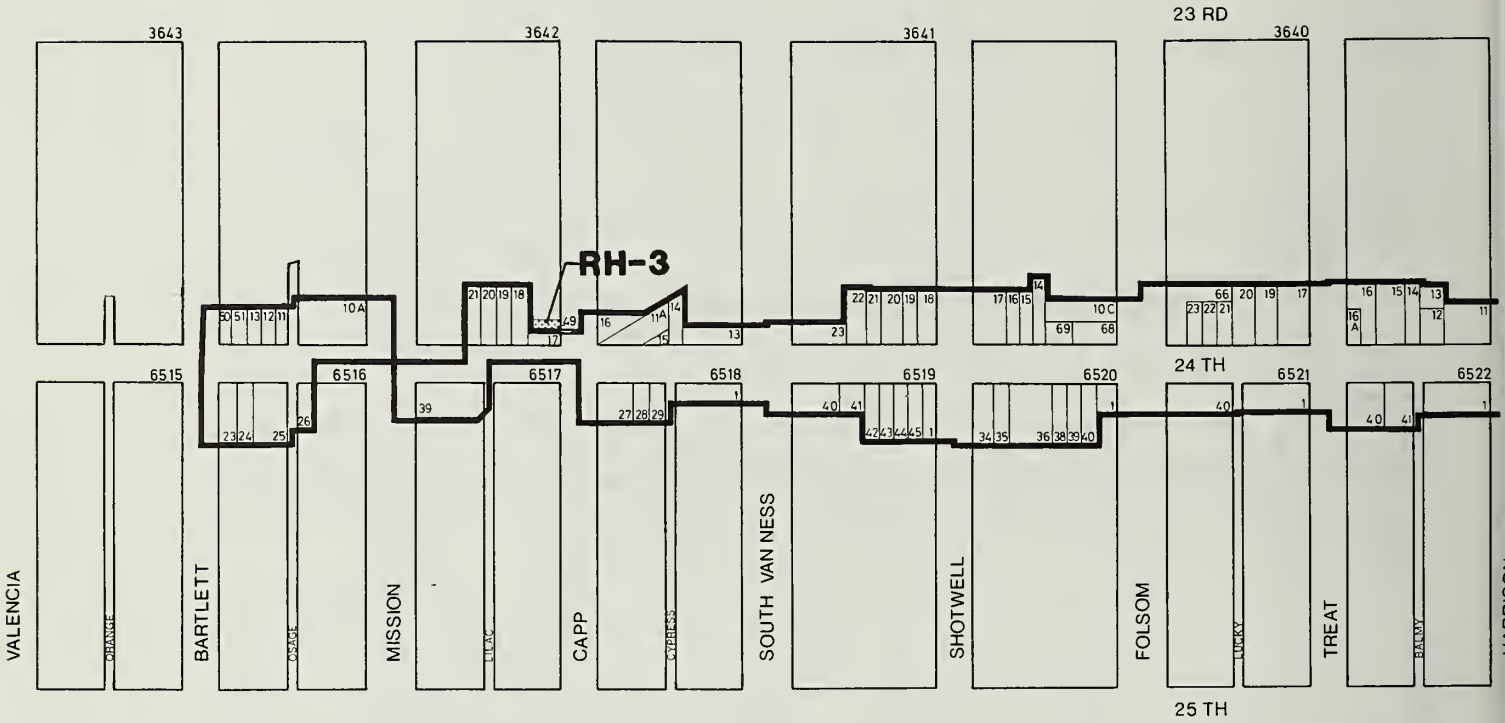
-  NCD BOUNDARY
-  ADDITIONS
-  DELETIONS





Except as noted, EXISTING ZONING is C-2

**Exhibit 26**





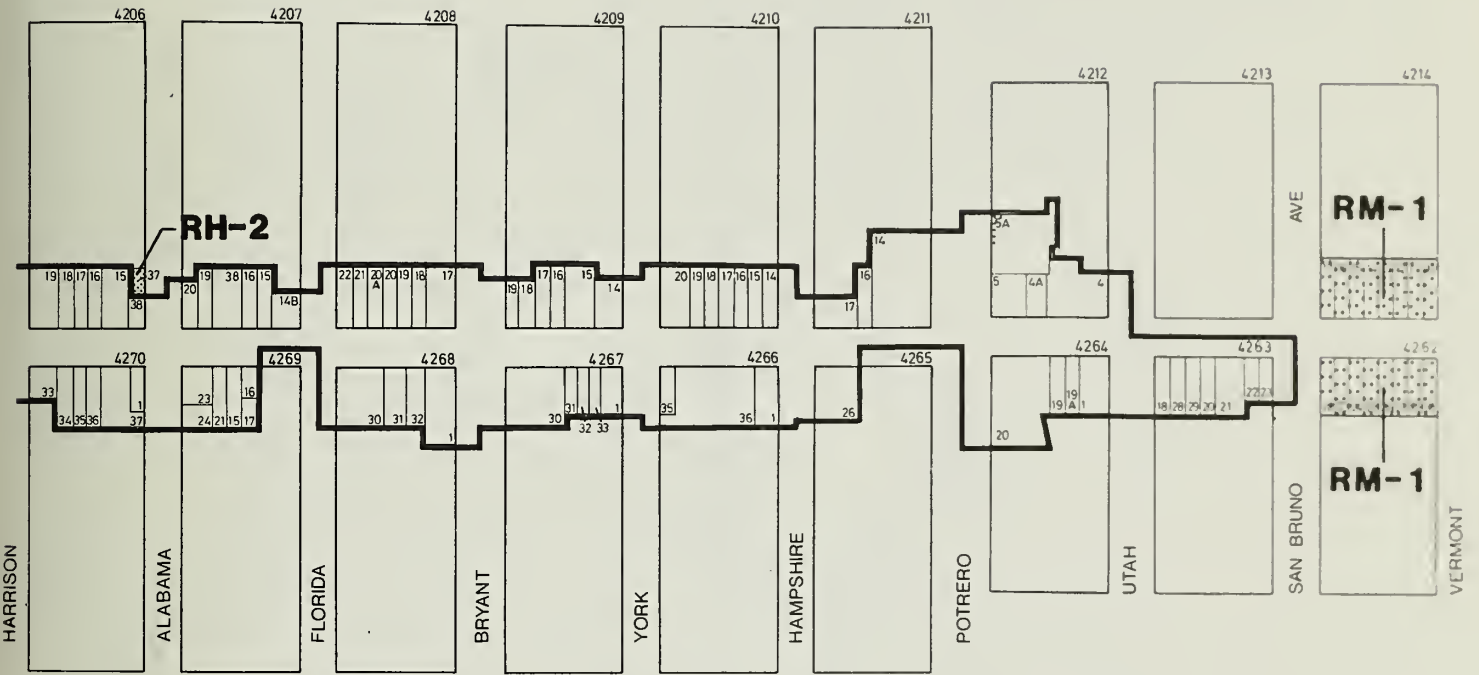
**24TH-MISSION  
PROPOSED ZONING**

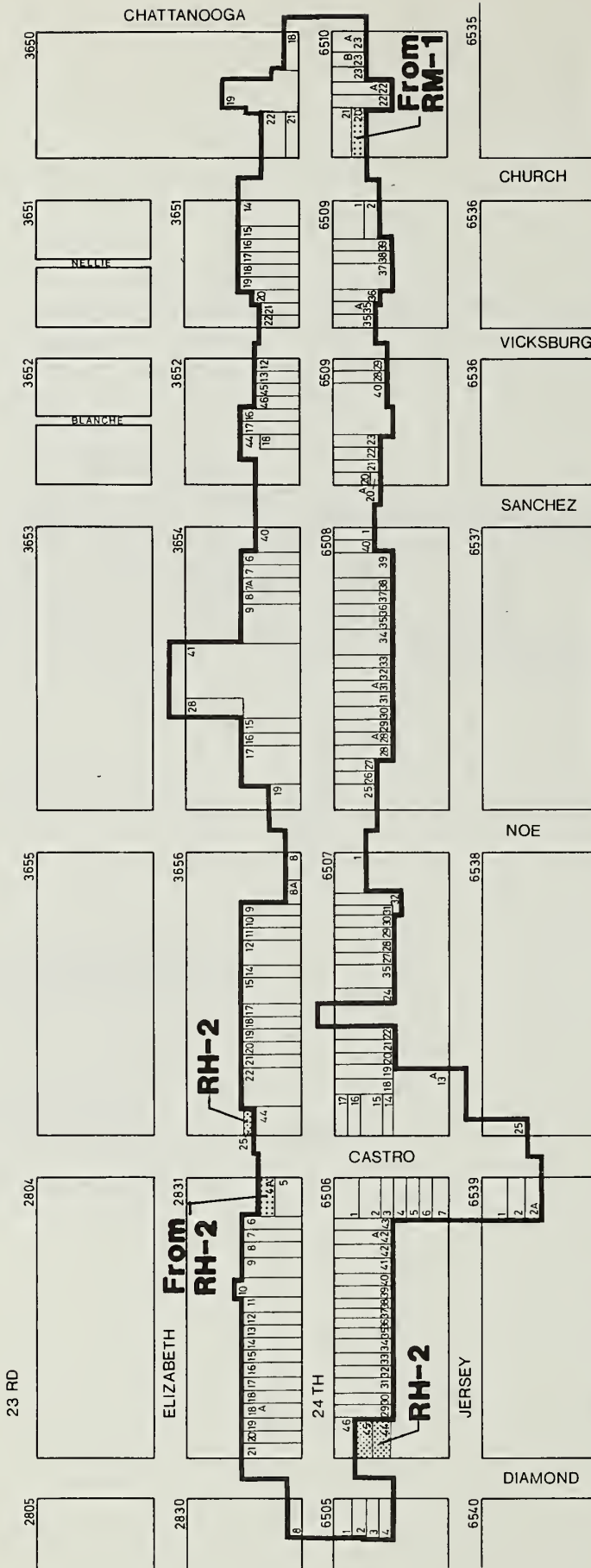
-  NCD BOUNDARY
  -  DELETIONS
  -  NON COMMERCIAL CHANGES
- EXISTING ZONING is C-2

Map 42



Exhibit 27





**24TH-NOE VALLEY  
PROPOSED ZONING**

- NCD BOUNDARY
- ▤ ADDITIONS
- ▥ DELETIONS

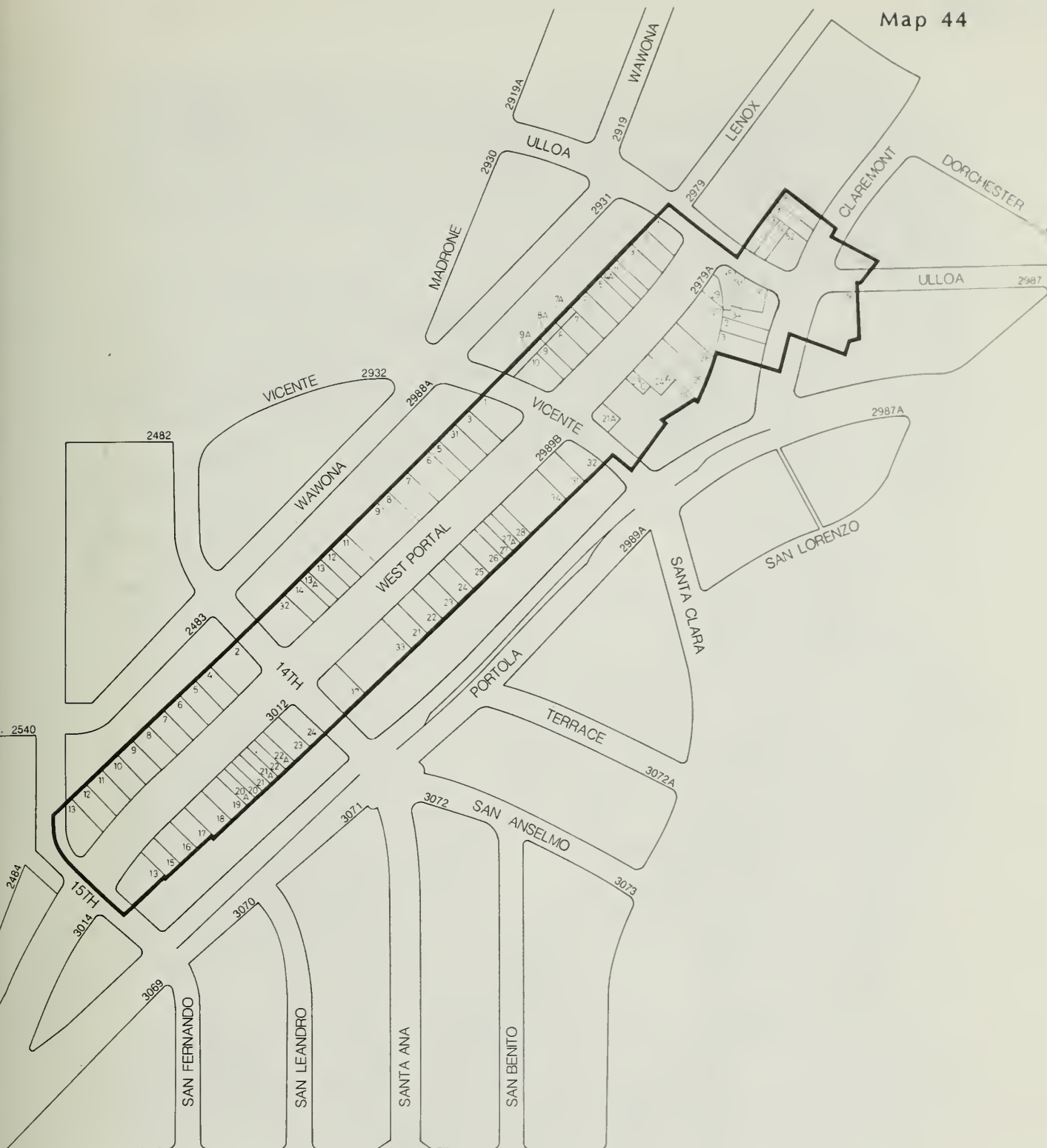
Except as noted, EXISTING ZONING IS RC-1

Map 43



Exhibit 28





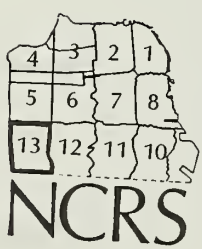
**WEST PORTAL  
PROPOSED ZONING**

**— NCD BOUNDARY  
EXISTING ZONING is C-2**

**Map 44**



**Exhibit 29**



**PROPOSED ZONING**  
(Schematic Boundary Only)

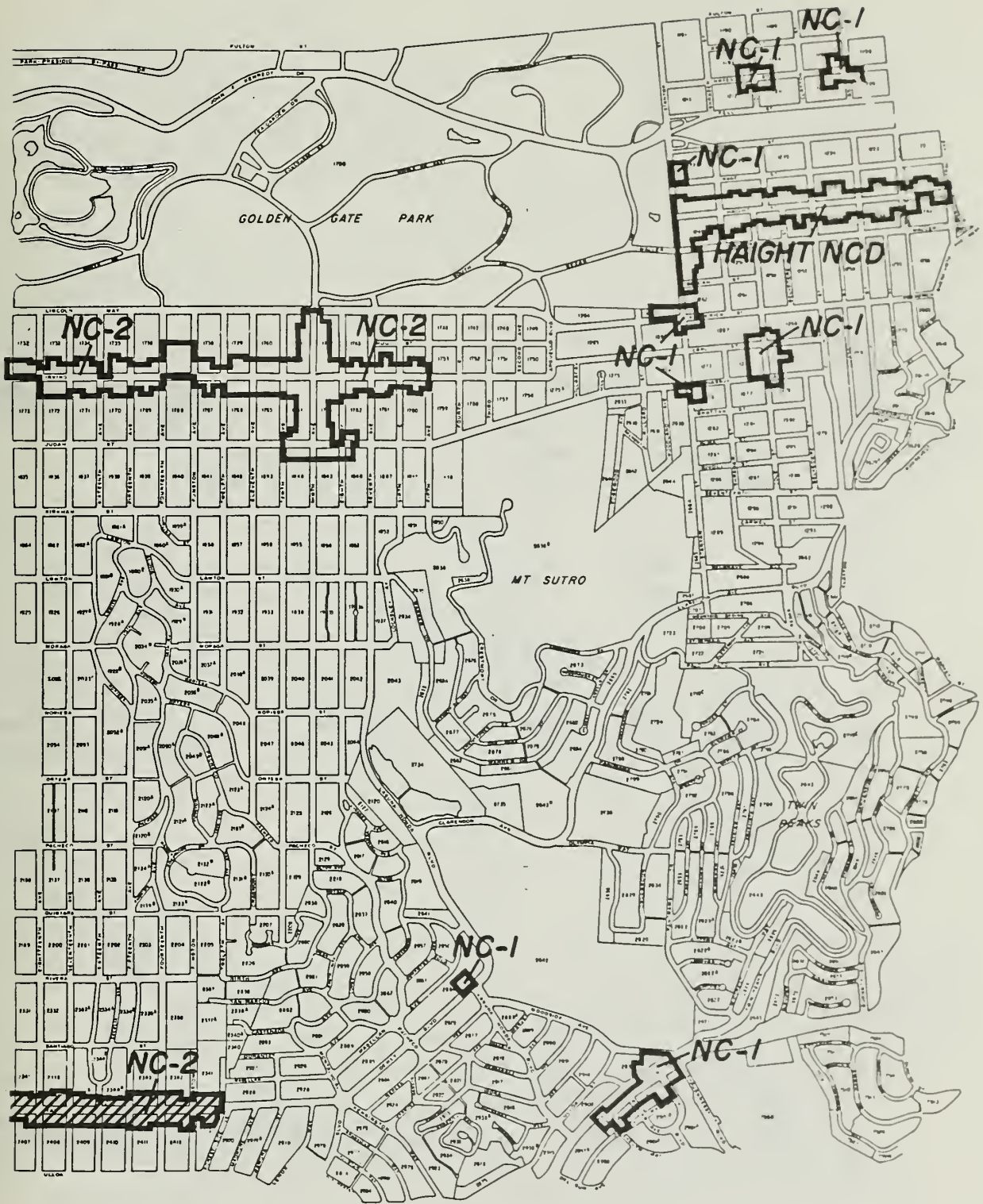
//// LAKESHORE PLAZA  
NEIGHBORHOOD COMMERCIAL  
SPECIAL USE DISTRICT (Sec.780.1)

Zoning Map Sheet 13 SU


Map 45



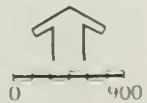
Exhibit 30



**PROPOSED ZONING**  
(Schematic Boundary Only)

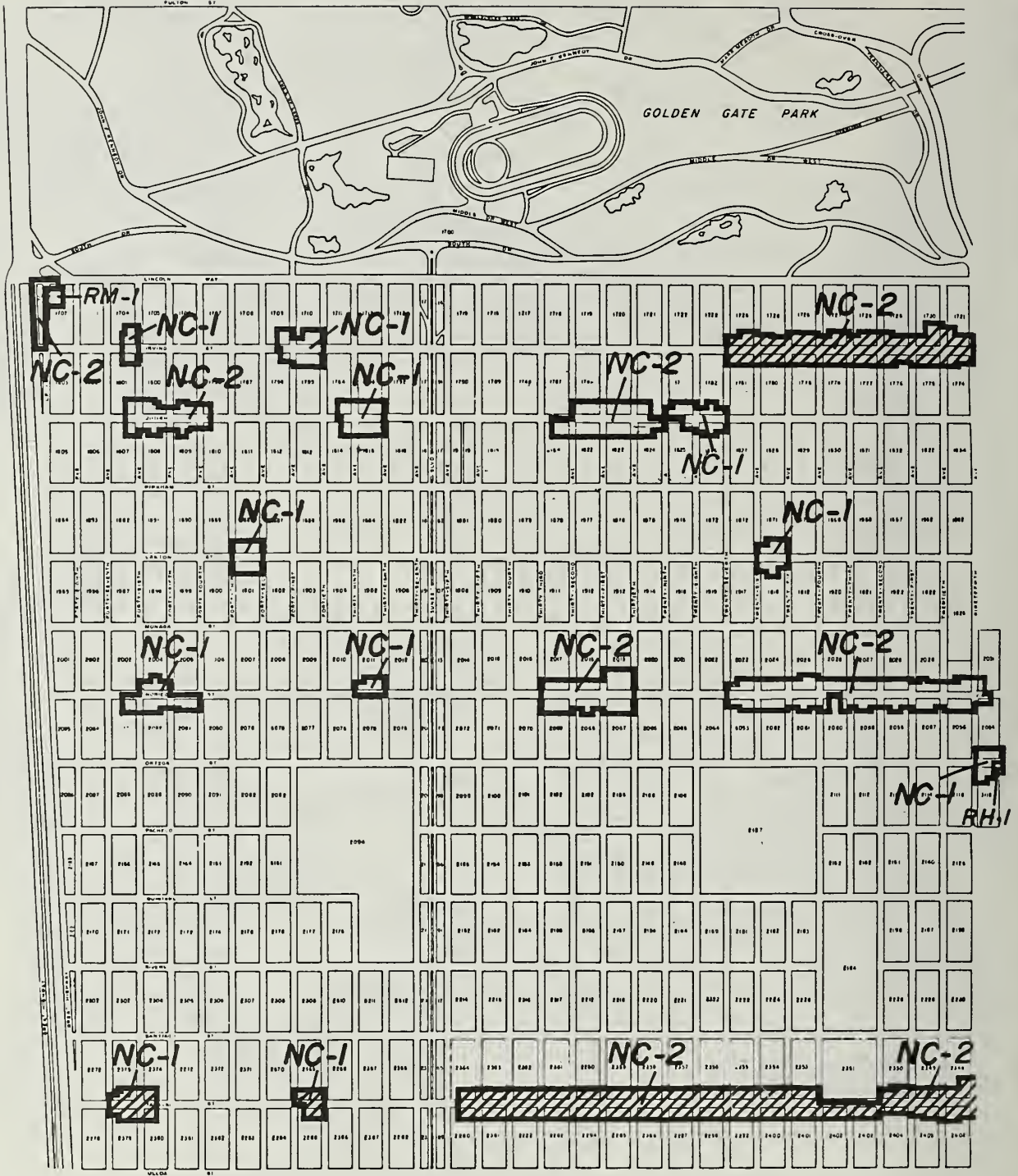
 **TARAVAL STREET Restaurant and Fast Food SUB-DISTRICT (Sec. 781.1)**

Map 46




Zoning Map Sheet 6 SU

Exhibit 31



**PROPOSED ZONING**  
(Schematic Boundary Only)

 **TARAVAL STREET Restaurant and Fast Food SUB-DISTRICT (Sec. 781.1)**

 **IRVING STREET Restaurant and Fast Food SUB-DISTRICT (Sec. 781.2)**

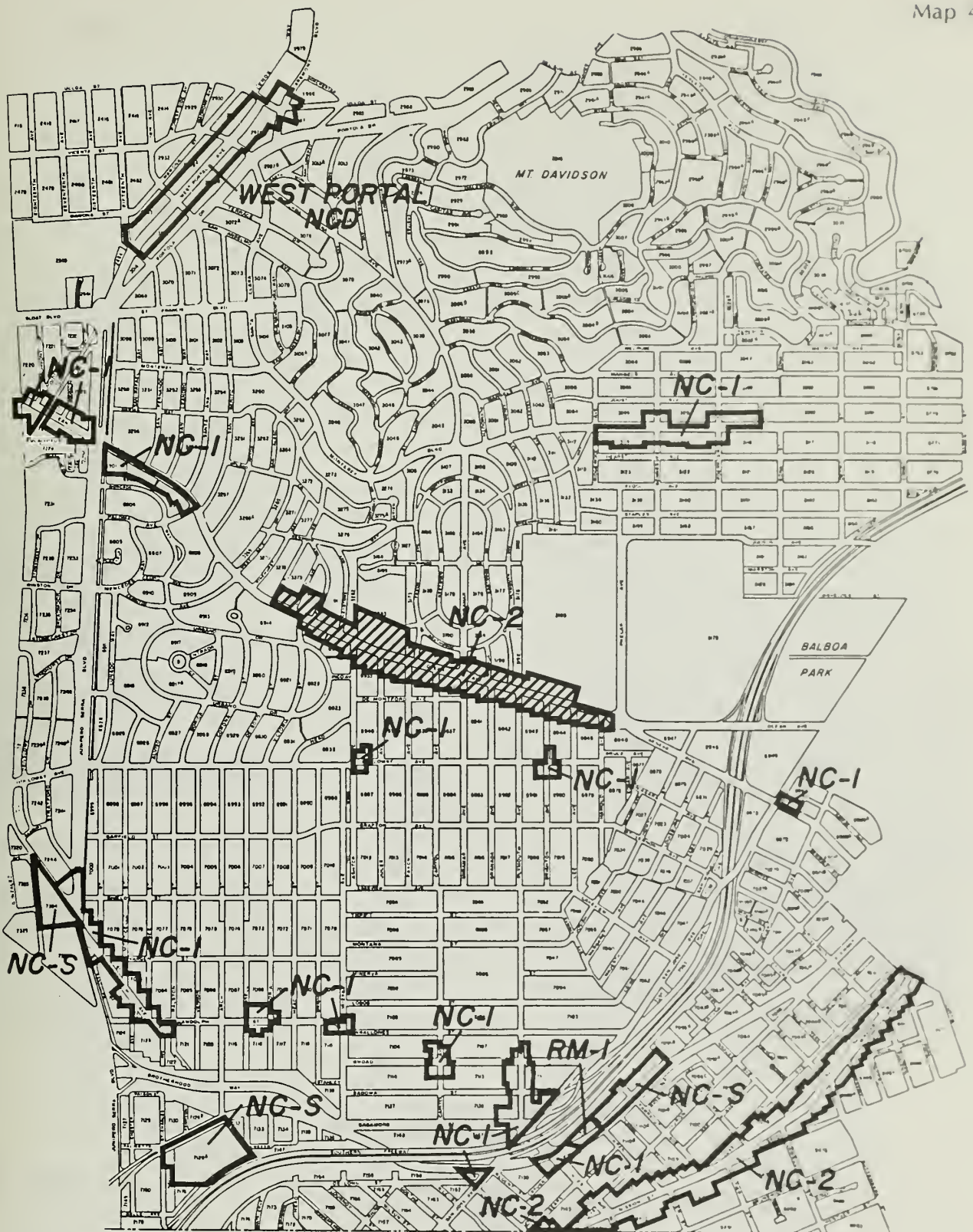
**Zoning Map Sheet 5 SU**

**Map 47**



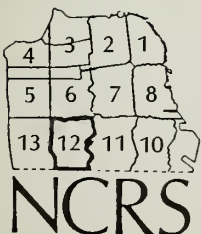
**Exhibit 32**





**PROPOSED ZONING**  
(Schematic Boundary Only)

 OCEAN AVENUE Fast Food  
SUB-DISTRICT (Sec. 781.3)

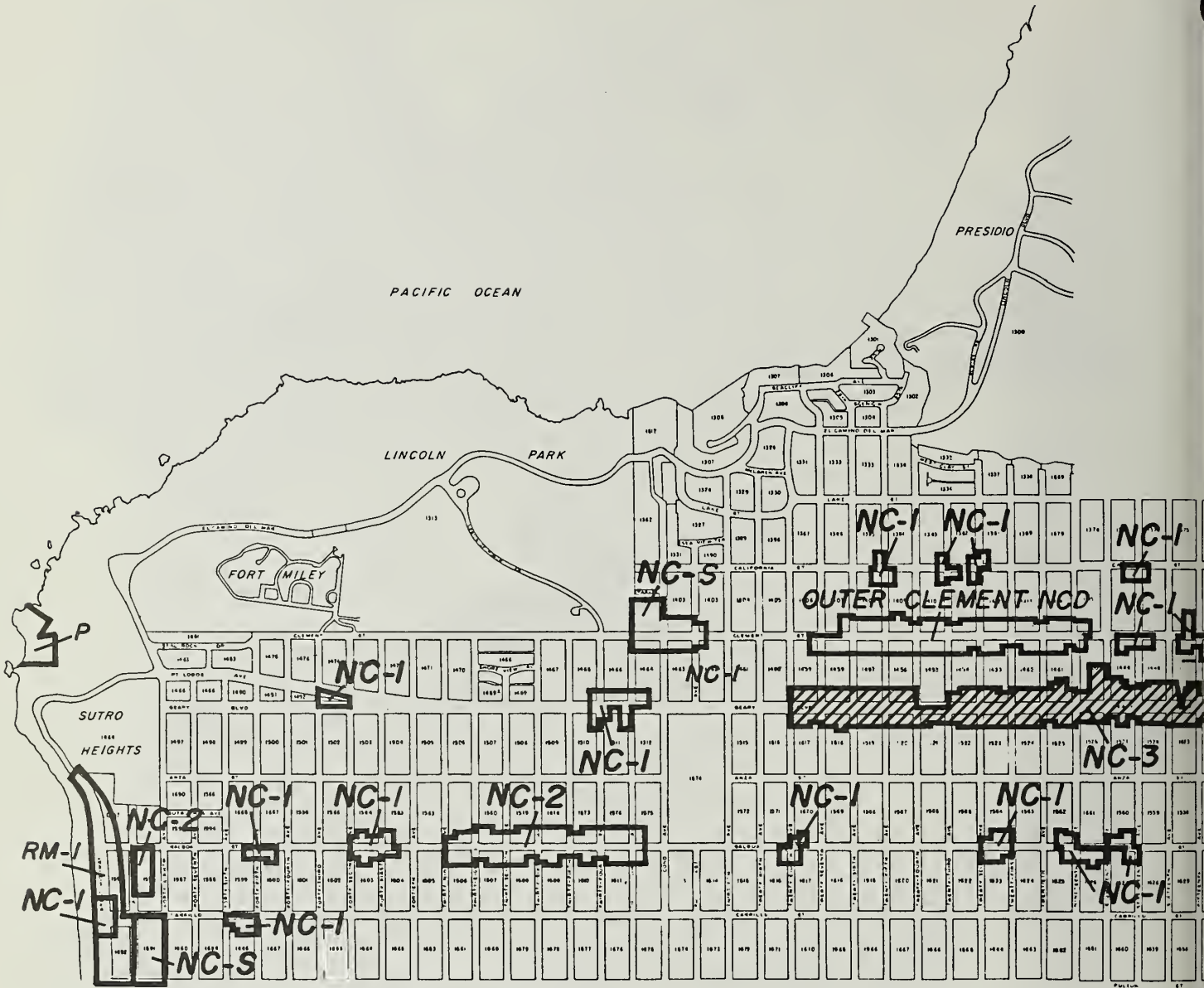


Zoning Map Sheet 12 SU

Map 48



Exhibit 33



**PROPOSED ZONING**  
(Schematic Boundary Only)

 **GEARY BOULEVARD Fast Food  
SUB DISTRICT (Sec. 781.4)**

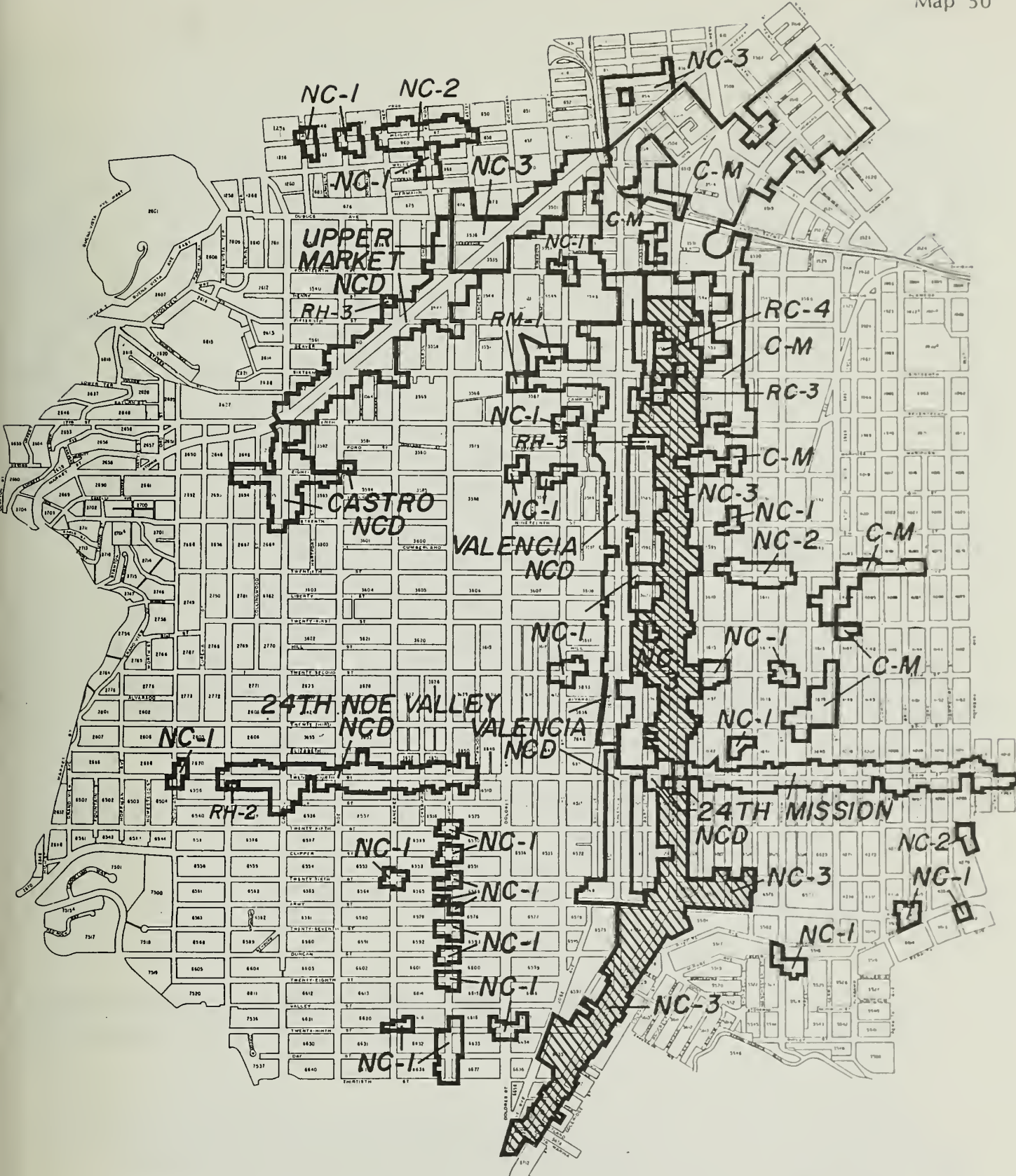


**Zoning Map Sheet 3 SU And 4 SU**

**Map 49**

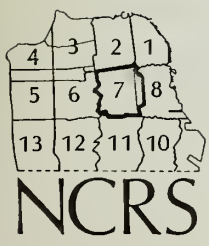


**Exhibit 34**



**PROPOSED ZONING**  
(Schematic Boundary Only)

//// MISSION STREET FAST FOOD  
SUB-DISTRICT (Sec. 781.5)



Zoning Map Sheet 7 SU

Map 50

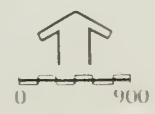
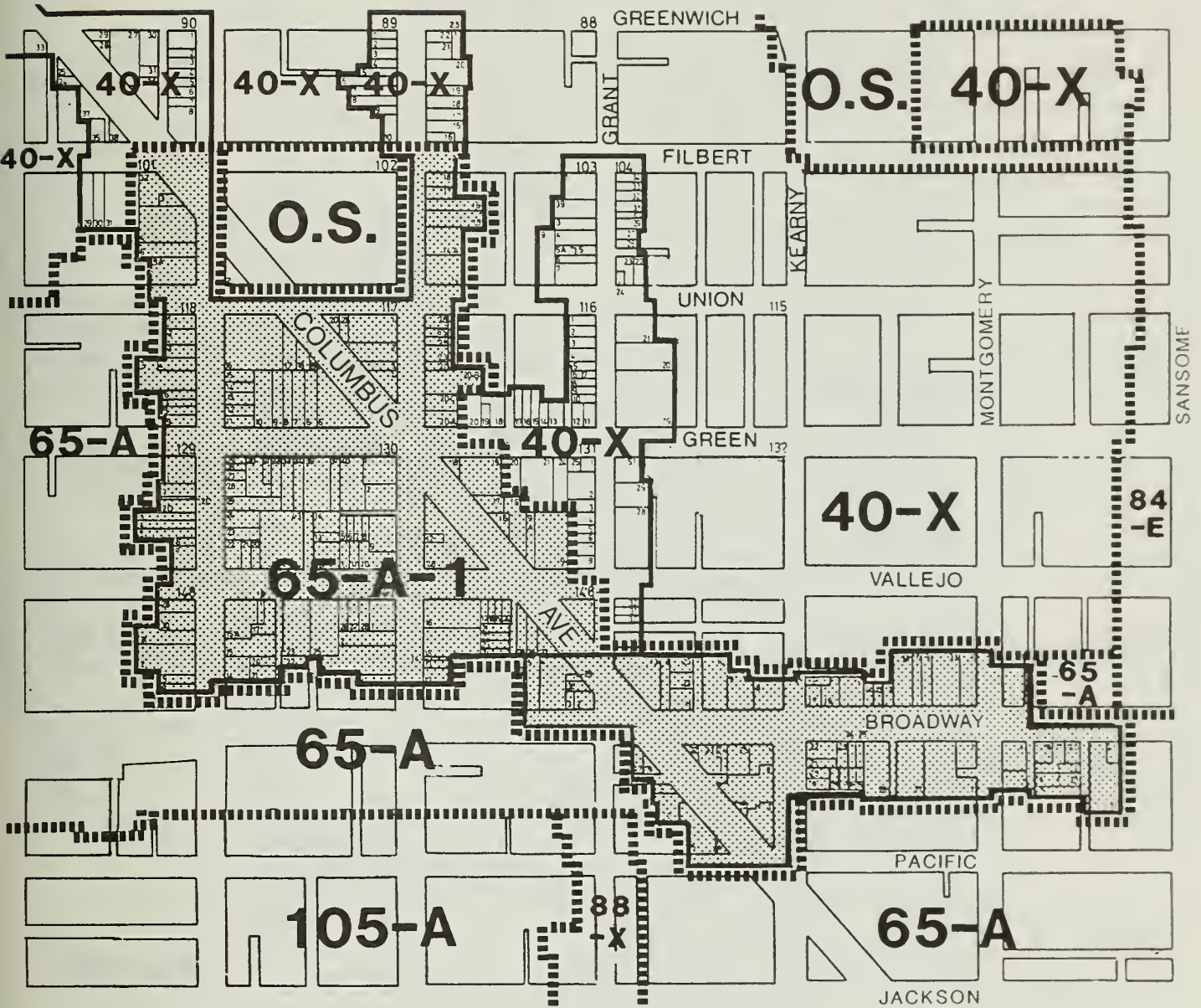


Exhibit 35







**BROADWAY AND NORTH BEACH  
PROPOSED HEIGHT AND BULK DISTRICT**

Map 51

- NCD BOUNDARIES
- ▬▬▬▬ HEIGHT AND BULK DISTRICT BOUNDARIES
- ▨▨▨▨ PROPOSED 65-A-1 HEIGHT AND BULK DISTRICT
- EXISTING HEIGHT AND BULK DISTRICT IS 65-A

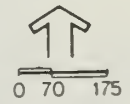


Exhibit 36

Zoning Map Sheet 1H

Mc ALLISTER

50-X

96-X

O.S

96-X

FULTON

BIRCH

GROVE

HAYES

OCTAVIA

HICKORY

OAK

LILY

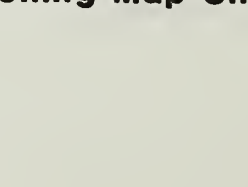
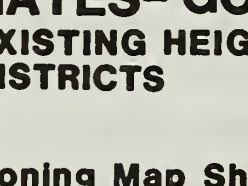
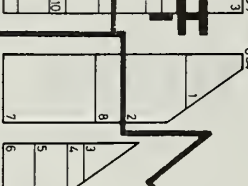
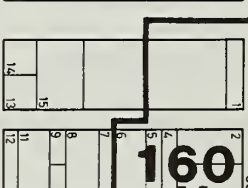
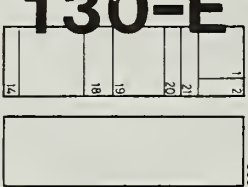
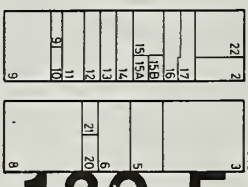
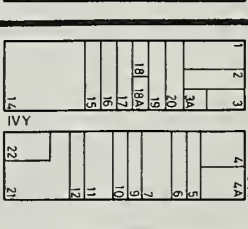
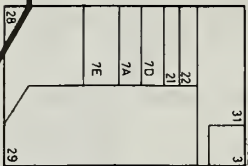
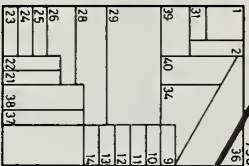
PAGE

ROSE

HAIGHT

WALLER

HERMANN



50-X

80-E

130-E

130-G

80-E

120-F

150-S

160-H

40-X

80-B

80-B

105-E

Map 52



Exhibit 37

HAYES- GOUGH AREA EXISTING HEIGHT AND BULK DISTRICTS

Zoning Map Sheets 2H And 7H

Mc ALLISTER

50-X

96-X

O.S

96-X

FULTON

65-A

BIRCH

GROVE

130-G

50-X

HAYES

80-E

50-X

65-A

120-F

80-A

FELL

HICKORY

OAK

LILY

50-X

PAGE

40-X

ROSE



Map 53



Exhibit 38

80-A

### HAYES-GOUGH AREA PROPOSED HEIGHT AND BULK DISTRICTS

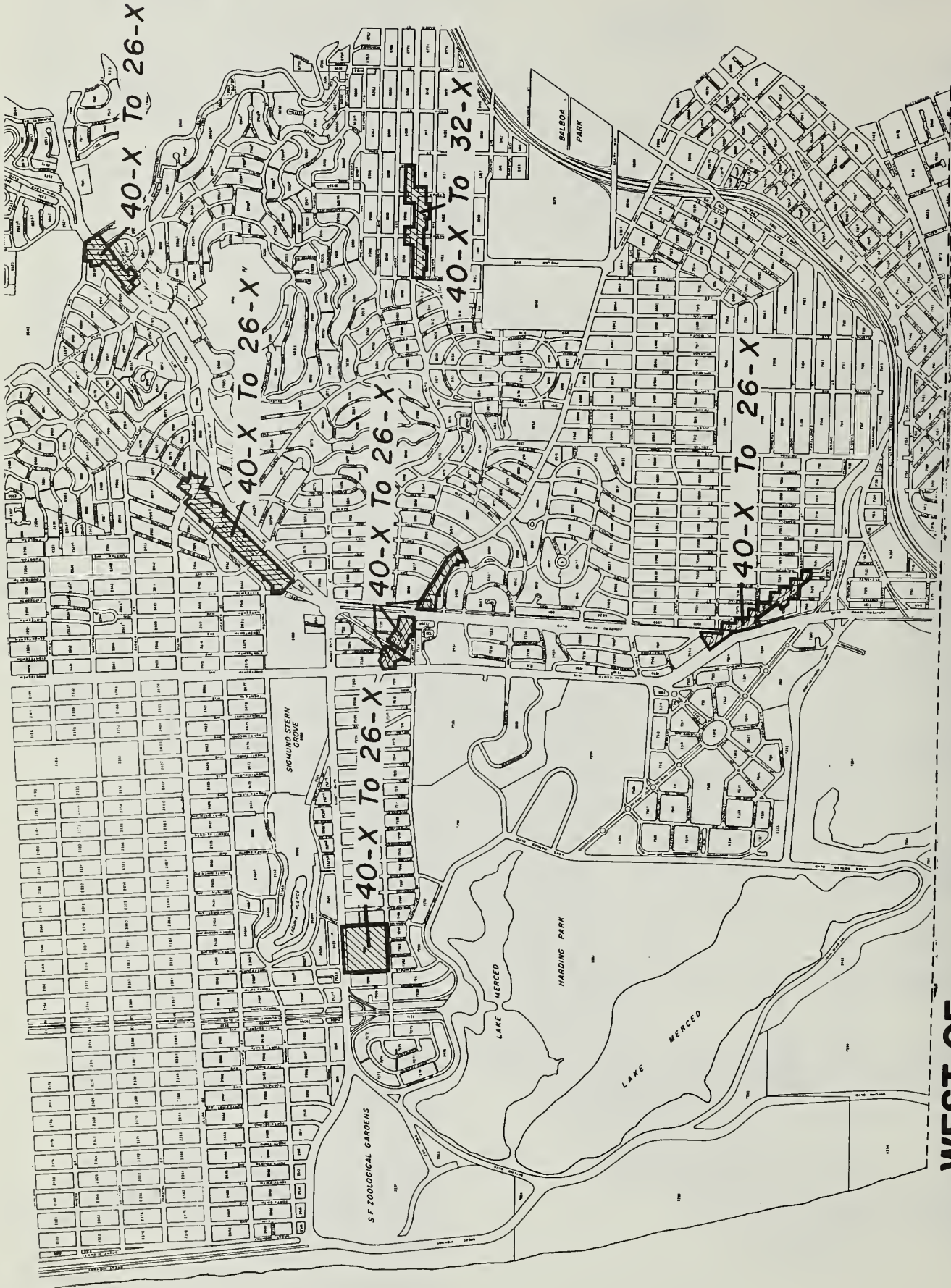
-  PROPOSED AMENDMENTS TO HEIGHT AND BULK DISTRICTS
-  AMENDMENTS TO HEIGHT AND BULK DISTRICTS TO BE INITIATED SEPARATELY IN 1987

80-B

WALLER

MARKET

Zoning Map Sheets 2H And 7H



**WEST OF  
TWIN PEAKS AREA**

Zoning Map Sheets 6H, 12H And 13H

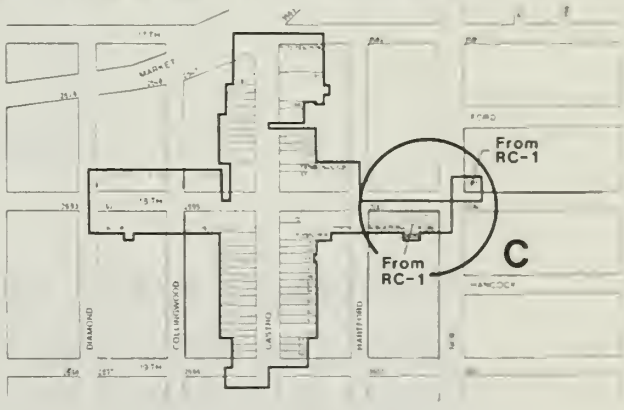
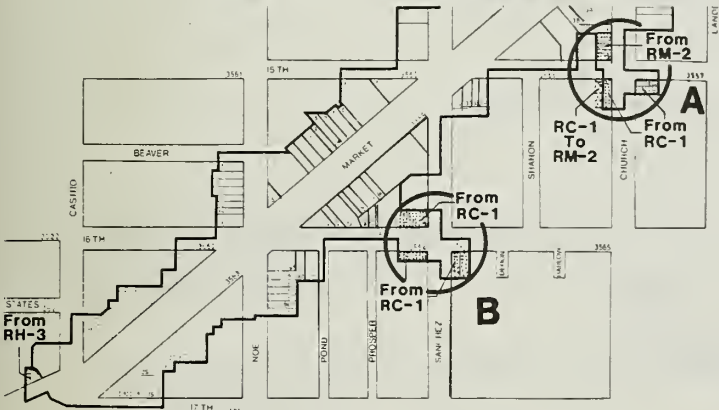
**PROPOSED AMENDMENTS TO  
HEIGHT AND BULK DISTRICTS**



Map 54



Exhibit 39



# SPECIAL SIGN DISTRICTS

- 1) CIVIC CENTER SPECIAL SIGN DISTRICT
- 2) CIVIC CENTER SPECIAL SIGN DISTRICTS
- 3) SPECIAL DISTRICTS FOR SCENIC STREETS
- 4) SPECIAL DISTRICTS FOR SIGN ILLUMINATION
- 5) CANDLESTICK PARK SPECIAL SIGN DISTRICT
- 6) MARKET STREET SPECIAL SIGN DISTRICT
- 7) JACKSON SQUARE SPECIAL SIGN DISTRICT
- 8) UPPER MARKET SPECIAL SIGN DISTRICT

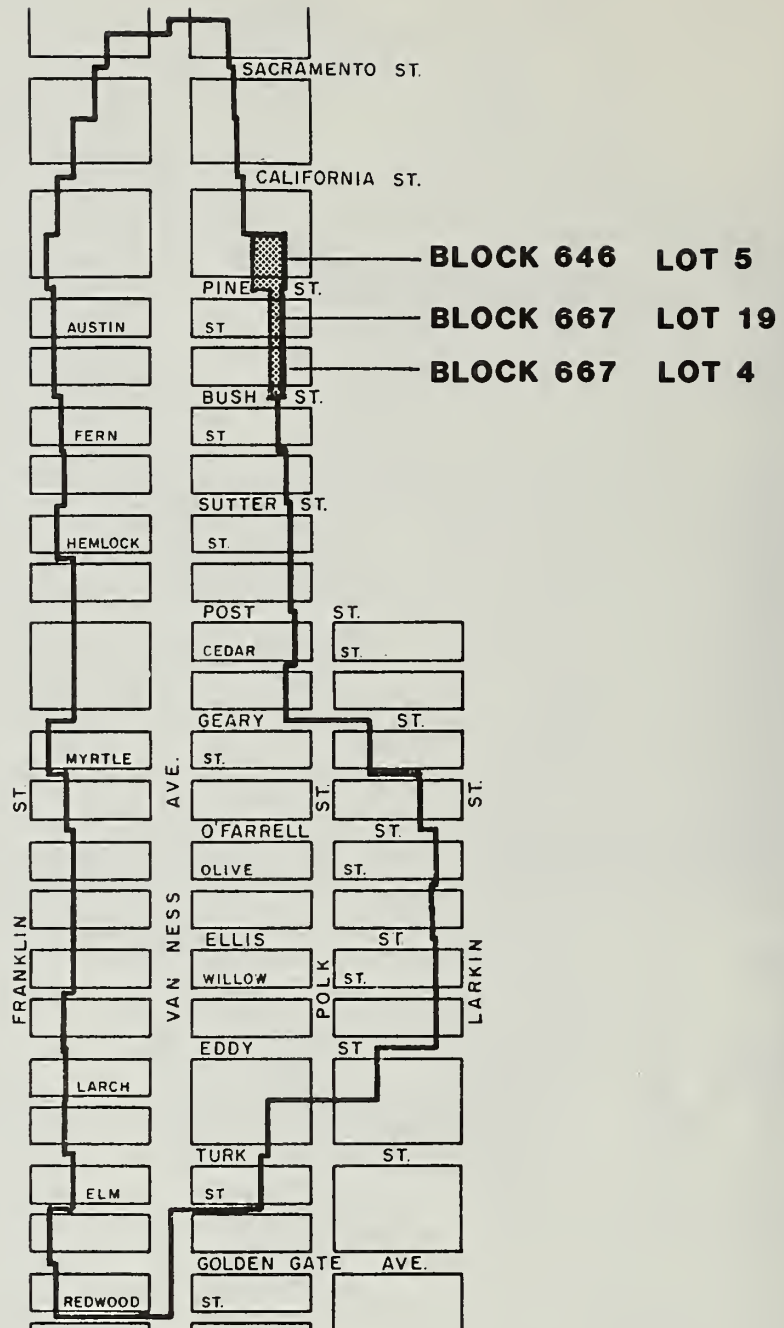
**A,B,C ADDITION TO #8**  
**DELETION OF #4**

**Zoning Map Sheet SSD**

Map 55



**Exhibit 40**



# AUTOMOTIVE S.U.D. AND SPECIAL DISTRICT FOR SIGN ILLUMINATION

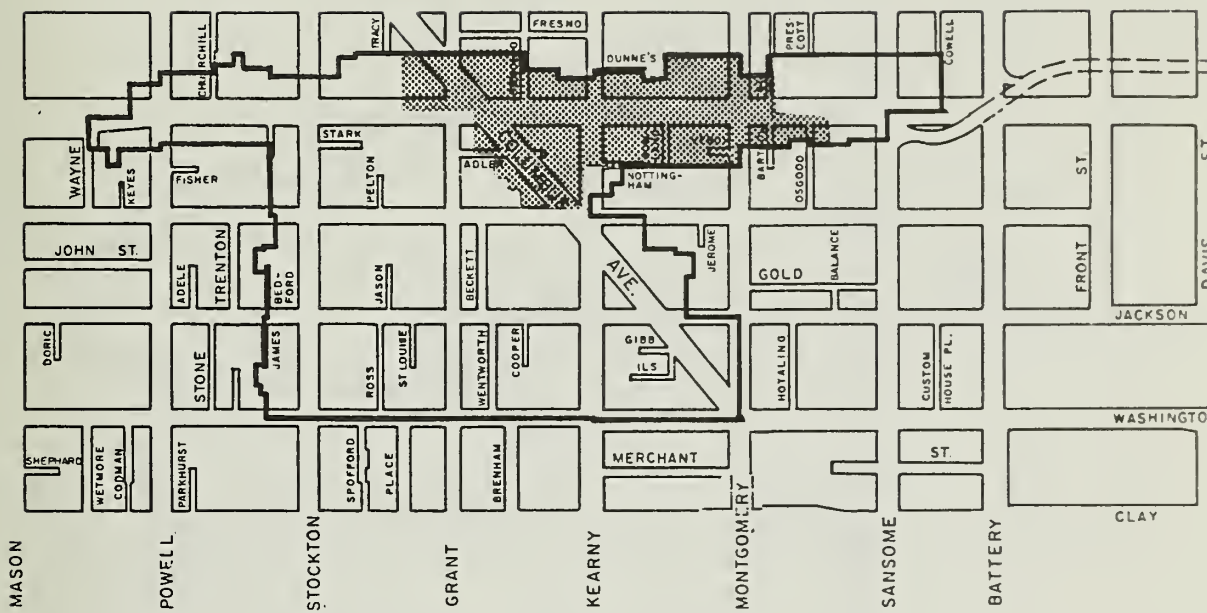
 DELETE

Zoning Map Sheets 2SU And SSD

Map 56



Exhibit 41



**WASHINGTON-BROADWAY  
S.U.D. NO. 1**

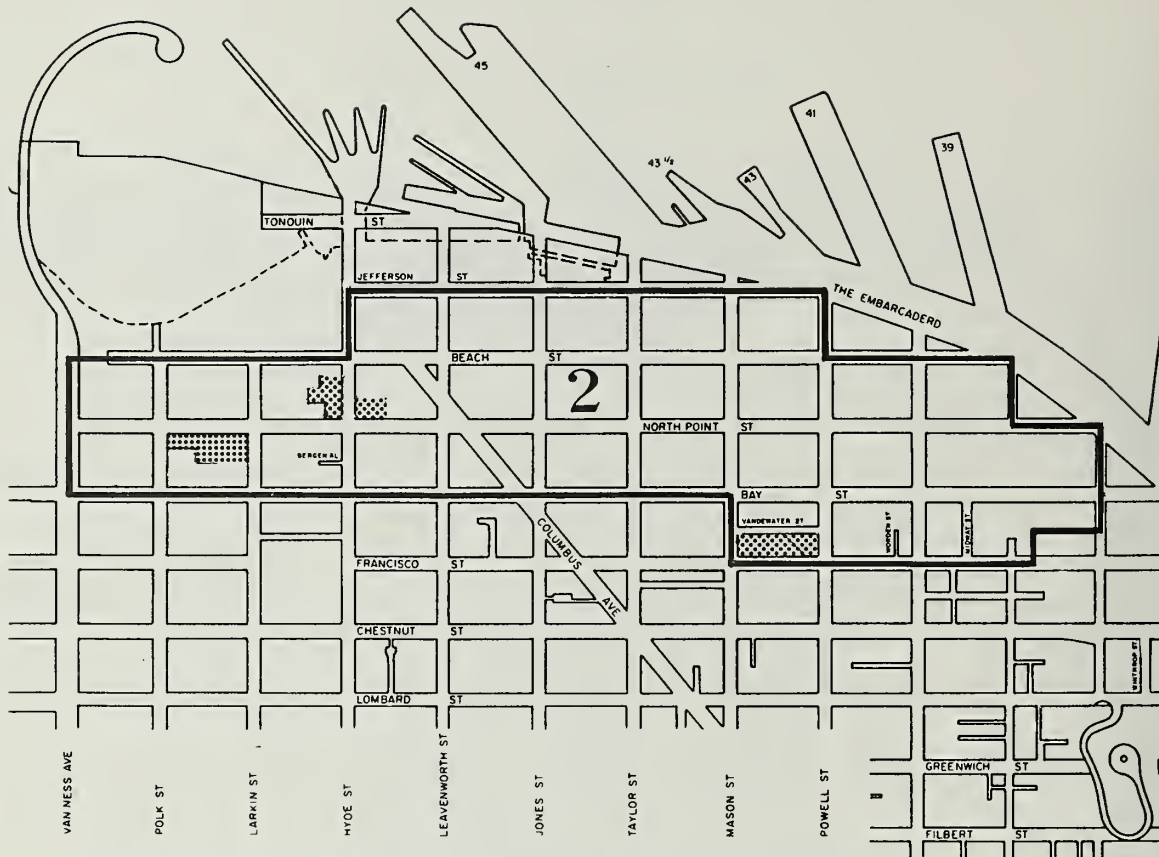
 **DELETE FROM WASHINGTON-BROADWAY  
S.U.D. NO. 1**

**Zoning Map Sheet 1SU<sup>a</sup>**

**Map 57**



**Exhibit 42**



## NORTHERN WATERFRONT S.U.D. NO.2

- |                         |  |
|-------------------------|--|
| <b>DELETE BLOCK 453</b> | <b>LOTS 10,11,12,13,13A, 13B,<br/>13C,13D,1,1A,1B,2</b>              |
| <b>BLOCK 41</b>         | <b>LOTS 38,13,17,45,44,18,19,9,5,<br/>6,7,8,10,41,42,12,14,15,37</b> |
| <b>BLOCK 25</b>         | <b>LOTS 3,3A,3B,4,4A,4B,4D,</b>                                      |
| <b>BLOCK 24</b>         | <b>LOTS 1A,1B,1C,1D</b>  |

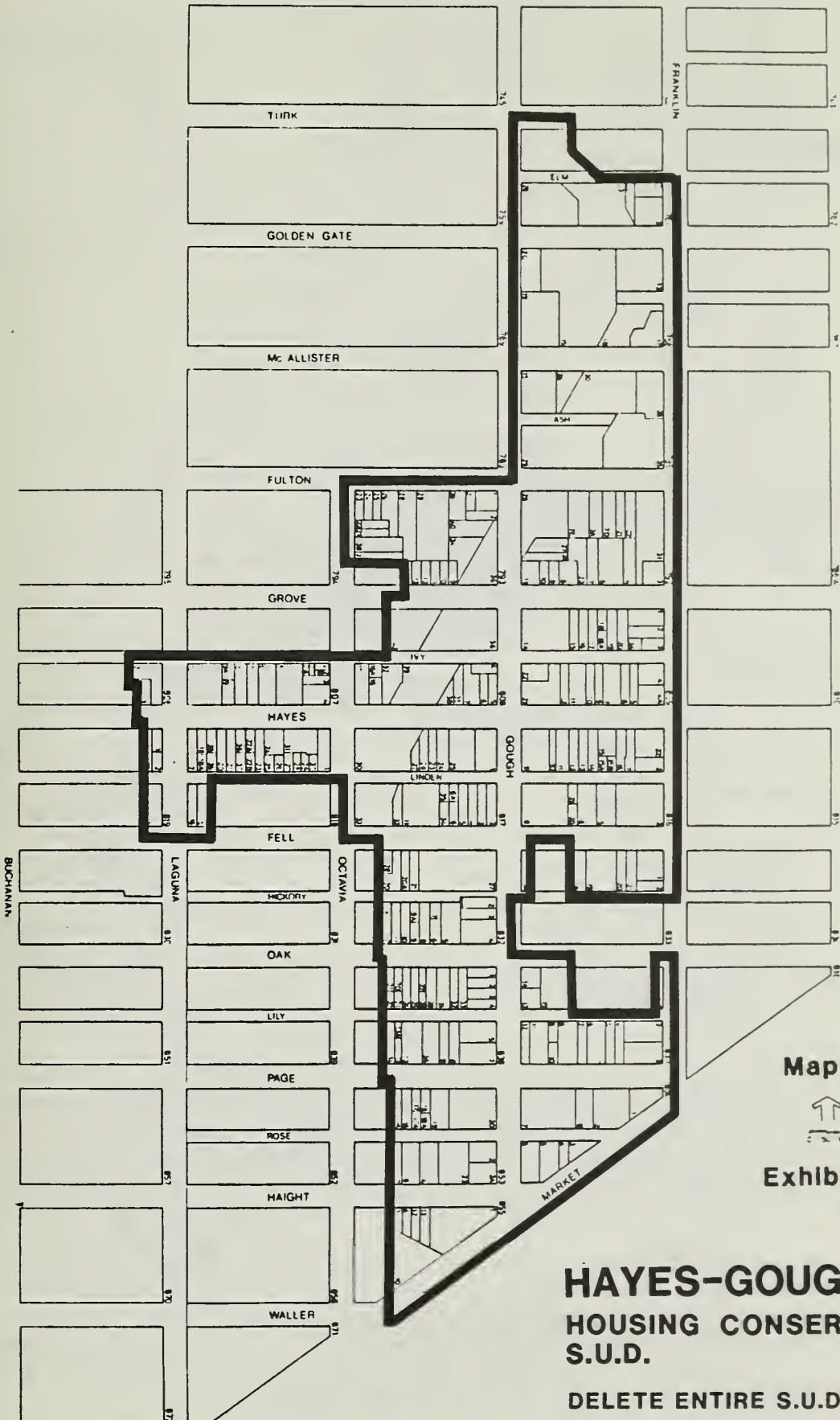
**Zoning Map Sheet 1SU<sup>b</sup>**

**Map 58**



**Exhibit 43**





Map 59

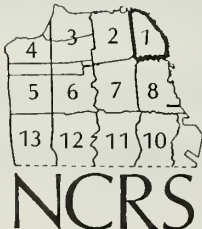
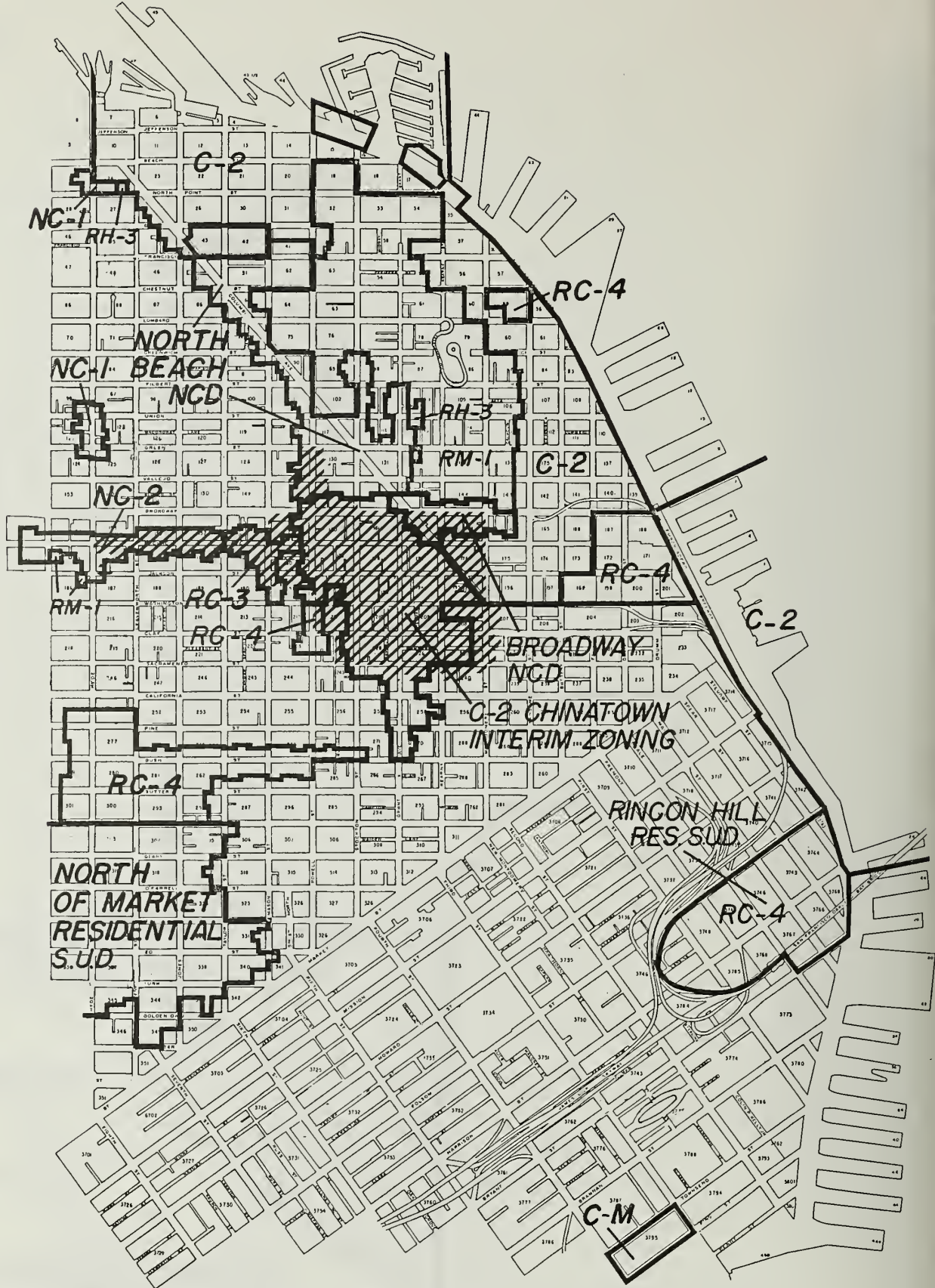


Exhibit 44

**HAYES-GOUGH  
HOUSING CONSERVATION  
S.U.D.**

**DELETE ENTIRE S.U.D.**

**Zoning Map Sheets  
2H And 7H**



NCRS

**PROPOSED ZONING**  
(Schematic Boundary Only)

 EXISTING GARMENT SHOP SUD

Zoning Map Sheet 1 SU

Map 60



Exhibit 45

NEIGHBORHOOD   
 NEIGHBORHOOD   
 NEIGHBORHOOD   
 COMMERCIAL   
 COMMERCIAL



# STREET INDEX

## INTRODUCTION

The following index is a generalized list of the recommended Zoning Map changes arranged by street or area name. It is not meant to be substituted for the maps themselves; it is provided for convenience only.

For each street or area listed, the second column, labeled "Generalized District Boundaries," gives the closest cross streets at the edges of the commercially-zoned segments. Existing zoning is listed in the third column, followed by the proposed zoning in the last column. Unless otherwise noted, all of the streets or areas are proposed as one of four general area neighborhood commercial districts or sixteen individual area neighborhood commercial districts.

In some instances, suffixes are attached to the proposed zoning designation. The suffix "SUD" denotes that the street segment referenced also is subject to special use district controls. "RUSD" refers to a district which also is subject to restricted use sub-district controls. The letters "SFRA" indicate that development in these areas comes under the jurisdiction of the San Francisco Redevelopment Agency.

## INDEX OF RECOMMENDED ZONING MAP CHANGES BY STREET NAME

<u>Street or Area</u>	<u>Generalized District Boundaries</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
<b>Alemaný Blvd.</b>	U.S. 101 to Putnam St. [N side]	C-M	NC-S
	Putnam to Banks Sts. [N side]	C-2	NC-S
	Banks to Folsom Sts. [N side]	C-2	RM-1
	at Folsom St. [N side]	C-2	NC-1
	at Ocean Ave.	C-2	NC-3
	Whipple to Lawrence Aves. [N side]	C-2	NC-S
	Lawrence to Sickles Aves. [N side]	C-2	RM-1
	at Sickles Ave. [S side]	C-2	NC-1
	at Sickles Ave. [S side]	C-1	NC-1
	at San Jose Ave.	C-1	NC-1
	Worcester to St. Charles Aves.	C-2	NC-S
<b>Alemaný Plaza</b>	Shopping Center	C-2	NC-S
<b>Arguello Blvd.</b>	at McAllister St. [E side]	C-1	NC-1
<b>Army St.</b>	at Hampshire St.	C-2	NC-1
	at Bryant St.	C-1	NC-1
	Shotwell to Valencia Sts.	C-2	NC-3
	Bartlett to Guerrero Sts.	C-2	Valencia
<b>Balboa St.</b>	3rd to 7th Aves.	C-1	NC-2
	17th to 20th Aves.	RC-1	NC-1
	21st to 22nd Aves.	RC-1	NC-1
	at 28th Ave.	RC-1	NC-1
	33rd to 39th Aves.	C-2	NC-2
	41st to 42nd Aves.	C-1	NC-1
	at 45th Ave. [S side]	RC-1	NC-1
<b>Banks St.</b>	Crescent Ave. to Alemaný Blvd.	C-2	RM-1
<b>Bayshore Blvd.</b>	at Silver Ave.	C-1	NC-1
	at Thornton Ave.	C-1	NC-1
	at Hester Ave.	C-1/C-2	NC-S
	at Blanken Ave.	C-1	NC-1
	Arleta Ave. to County Line	C-2	NC-3
<b>Brazil Ave.</b>	at Paris St.	RC-1	NC-1
	Paris to Edinburgh Sts.	RC-1	RM-1
<b>Broadway</b>	Osgood Pl. to Columbus Ave..	C-2	Broadway
<b>Buchanan St.</b>	Geary Blvd. to Post St.	C-2	NC-3-SFRA
	Post to Bush Sts.	C-2	NC-2-SFRA
	Bay to Beach Sts.	C-2	NC-2
	North Point St. to Marina Blvd.	C-2	NC-S

<u>Street or Area</u>	<u>Generalized District Boundaries</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
<b>Bush St.</b>	Larkin to Polk Sts.	C-2	Polk
	Fillmore to Steiner Sts. [S side]	C-2	NC-3-SFRA
	Fillmore to Steiner Sts. [N side]	C-2	Upper Fillmore
	Scott to Broderick Sts. [S side]	C-2	NC-3
<b>Cabrillo St.</b>	at 7th Ave. [S side]	C-1	NC-2
	at 10th Ave.	RC-1	NC-1
	45th to 46th Aves. [S side]	RC-1	NC-1
<b>California St.</b>	Hyde to Polk Sts.	RC-3	Polk
	Fillmore to Steiner Sts.	C-2	Upper Fillmore
	Divisadero to Broderick Sts.	C-2	NC-2
	Lyon St. to Presidio Ave. [N side]	C-2	NC-2
	at Presidio Ave. [S side]	RM-1	NC-2
	Laurel St. to Parker Ave.	C-2	NC-S
	4th to 6th Aves.	C-1	NC-1
	6th to 7th Aves.	RC-1	NC-1
	at 17th Ave. [S side]	RC-1	NC-1
	at 22nd Ave.	RC-1	NC-1
	at 23rd Ave.	RC-1	NC-1
at 25th Ave.	RC-1	NC-1	
<b>Cambon Dr.</b>	at Castelo Ave. [E side]	C-1	NC-S
<b>Capitol Ave.</b>	at Broad St.	RC-1	NC-1
<b>Carroll Ave.</b>	Thornton Ave. to Quint St.	C-1	NC-1
<b>Carter St.</b>	at County Line	C-2	NC-S
<b>Castro St.</b>	17th to 19th Sts.	C-2	Castro
	24th to 25th Sts.	RC-1	24th-Noe Valley
<b>Chenery St.</b>	at Diamond St.	C-2	NC-2
	Diamond to Carrie Sts.	RC-1/RH-2	NC-2
<b>Chestnut St.</b>	Powell to Mason Sts. [N side]	RC-3	North Beach
	Mason to Jones Sts.	C-2	North Beach
	Fillmore to Divisadero Sts.	C-2	NC-2
	Divisadero to Broderick Sts.	C-2	RH-3
<b>Church St.</b>	Herrmann to Market Sts. [E side]	C-2	NC-3
	Duboce Ave. to 15th Sts. [W side]	C-2	Upper Market
	at 25th St.	RC-1	NC-1
	at Clipper St.	RC-1	NC-1
	at 26th St.	RC-1	NC-1
	at Army St.	RC-1	NC-1
	at 27th St.	RC-1	NC-1
	at Duncan St.	RC-1	NC-1
	at 28th St.	RC-1	NC-1
Valley to 30th Sts.	C-1	NC-1	

## STREET INDEX

<u>Street or Area</u>	<u>Generalized District Boundaries</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
<b>Clement St.</b>	Arguello Blvd. to Funston Ave. 14th to 16th Aves. 17th to 18th Aves. [S side] 19th to 27th Aves. 31st to 33rd Aves. 32nd to 33rd Aves. [N side]	C-2 RM-1 RH-3 C-1 C-1 C-1	Inner Clement NC-1 NC-1 Outer Clement NC-1 NC-S
<b>Cole St.</b>	Carl St. to Parnassus Ave.	RC-1	NC-1
<b>Columbus Ave.</b>	Pacific Ave. to Broadway Broadway to Union St. Union to Francisco Sts.	C-2 C-2 C-2	Broadway North Beach-RUSD North Beach
<b>Cortland St.</b>	Bonview to Folsom Sts.	C-2	NC-2
<b>Dewey Blvd.</b>	at Laguna Honda Blvd.	C-1	NC-1
<b>Diamond St.</b>	Chenery to Bosworth Sts.	C-2	NC-2
<b>Diamond Heights</b>	Shopping Center	C-1	NC-S-SFRA
<b>Diamond Hts. Blvd.</b>	Duncan St. to Gold Mine Dr.	C-1	NC-S-SFRA
<b>Divisadero St.</b>	Haight to Eddy Sts. Eddy to O'Farrell Sts. O'Farrell to Bush Sts. Bush to Sacramento Sts.	C-2 C-2 C-2 C-2	NC-2 NC-2-SFRA NC-3-SFRA NC-2
<b>Duboce Ave.</b>	Guerrero to Church Sts.	C-2	NC-3
<b>Eddy St.</b>	Gough to Laguna Sts. [N side] at Buchanan St. [NW corner] at Pierce St.	C-1 C-1 RC-2	NC-S-SFRA NC-S-SFRA NC-1-SFRA
<b>Farmer's Market</b>	Area	C-M/C-2	NC-S
<b>Fillmore St.</b>	Germania to Haight Sts. at Haight St. McAllister to Bush Sts. Bush to Jackson Sts. Union to Moulton Sts.	RC-1 C-2 C-2 C-2 C-2	NC-1 NC-2 NC-3-SFRA Upper Fillmore Union
<b>Fitzgerald Ave.</b>	at Ingalls St.	C-1	NC-1
<b>Francisco St.</b>	Powell to Mason Sts. [N side] Powell to Mason Sts. [S side] Mason to Jones Sts.	RC-4 RC-3 C-2	North Beach North Beach North Beach
<b>Franklin St.</b>	Market to Oak Sts. Hickory to Grove Sts. Grove to Turk Sts.	C-M C-2 C-2	NC-3 Hayes-Gough NC-3-SFRA

<u>Street or Area</u>	<u>Generalized District Boundaries</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
<b>Franklin St.</b>	Myrtle to Bush Sts.	C-2	NC-3-SFRA
	Bush to California Sts.	C-2	NC-3
<b>Frederick St.</b>	at Stanyan St. [NW corner]	C-2	NC-1
	at Stanyan St. [NE,SW,SE corners]	RC-1	NC-1
<b>Fulton St.</b>	Franklin to Gough Sts.	C-2	NC-3-SFRA
	Gough to Octavia Sts.	C-M	NC-1
	Octavia to Laguna Sts.	C-M	RM-3
	at Fillmore St. [NW corner]	RC-4	NC-1-SFRA
	Central to Masonic Aves. [S side]	C-1	NC-1
	Central to Masonic Aves. [N side]	C-1	NC-S
	at Masonic Ave. [SW corner]	RH-3	NC-1
	at 8th Ave.	C-1	RM-3
<b>Geary Blvd.</b>	Franklin to Gough Sts.	C-2	NC-3-SFRA
	Laguna to Webster Sts. [N side]	C-2	NC-3-SFRA
	Webster to Steiner Sts.	C-2	NC-3-SFRA
	Scott to Broderick Sts.	C-2	NC-3-SFRA
	Broderick St. to Presidio Ave. [S side]	C-2	NC-3
	Presidio to Funston Aves.	C-2	NC-3
	Lyon St. to Presidio Ave. [N side]	RC-3	NC-3
	14th to 28th Aves. 33rd to 34th Aves.	C-2 RC-2	NC-3-RUSD NC-1
<b>Geneva Ave.</b>	at San Jose Ave. [N side]	RC-1	NC-1
	Alemany Blvd. to Paris St.	C-2	NC-3
	Paris to Edinburgh Sts.	RC-1	RM-1
	Edinburgh to Vienna Sts.	C-2	NC-1
	at Prague St. [S side]	C-1	NC-1
	at Walbridge Ave. [S side]	C-2	NC-S
	Carrizal to Pasadena Sts. [N side]	C-1	NC-1
<b>Gilman Ave.</b>	Griffith to Fitch Sts. [N side]	C-1	NC-1
<b>Glen Park</b>	Area	C-2/RC-1/ RH-2	NC-2
<b>Gough St.</b>	Market to Lily Sts.	C-M	NC-3
	Lily to Grove Sts.	C-2	Hayes-Gough
	Grove to Turk Sts. [E side]	C-2	NC-3-SFRA
	Ivy to Fulton Sts. [W side]	C-2	NC-1
	Geary to Fern Sts. [E side]	C-2	NC-3-SFRA
<b>Grant Ave.</b>	Broadway to Union St.	C-2	North Beach-RUSD
	Union to Filbert Sts.	C-2	North Beach
<b>Great Hwy.</b>	Balboa to Fulton Sts.	C-1	RM-1
	at Cabrillo St.	C-1	NC-1
	Lincoln Wy. to Irving St.	C-2	NC-2

## STREET INDEX

<u>Street or Area</u>	<u>Generalized District Boundaries</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
<b>Green St.</b>	Grant Ave. to Powell St.	C-2	North Beach-RUSD
<b>Grove St.</b>	Franklin to Gough Sts. Gough to Octavia Sts.	C-2 C-2	NC-3 NC-1
<b>Guerrero St.</b>	Market St. to Duboce Ave. at 14th St. [W side] at 17th St. at 18th St. at 22nd St.	C-2 RC-1 RC-1 RC-1 RC-1	NC-3 NC-1 NC-1 NC-1 NC-1
<b>Haight St.</b>	Webster to Steiner Sts. at Pierce St. at Scott St. Central Ave. to Stanyan St.	C-2 RC-1 RC-1 C-2	NC-2 NC-1 NC-1 Haight
<b>Hayes-Gough</b>	Area	C-2/C-M	Hayes-Gough
<b>Hayes St.</b>	Franklin to Laguna Sts. at Ashbury St. at Cole St.	C-2 C-1 RC-1	Hayes-Gough NC-1 NC-1
<b>Holloway Ave.</b>	at Brighton Ave. at Ashton Ave.	RC-1 RC-1	NC-1 NC-1
<b>Hunters Point Blvd.</b>	Hudson to Innes Aves.	C-1	C-M-SFRA
<b>Hyde St.</b>	Jackson St. to Pacific Ave. Green to Union Sts. at Union St.	RC-2 RM-1 C-1	NC-2 NC-1 NC-1
<b>Irving St.</b>	5th to 6th Aves. 6th to 19th Aves. 19th to 27th Aves. 40th to 41st Aves. at 46th Ave.	RH-2 C-2 C-2 C-1 C-1	NC-2 NC-2 NC-2-RUSD NC-1 NC-1
<b>Japan Center</b>	Shopping Center	C-2	NC-3-SFRA
<b>Judah St.</b>	8th to 10th Aves. 27th to 29th Aves. 29th to 33rd Aves. 38th to 39th Aves. 44th to 46th Aves.	C-2 RC-1 C-1 C-1 C-1	NC-2 NC-1 NC-2 NC-1 NC-1
<b>La Playa</b>	Balboa to Cabrillo Sts. Cabrillo to Fulton Sts. Lincoln Wy. to Irving St.	RM-1 C-2 C-2	NC-2 NC-S NC-2
<b>Lakeshore Plaza</b>	Shopping Center	C-2	NC-1-SUD
<b>Lakeside Village</b>	Junipero Serra Blvd. to 19th Ave.	C-2	NC-1



<u>Street or Area</u>	<u>Generalized District Boundaries</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
<b>Larkin St.</b>	Post to California Sts.	C-2	Polk
<b>Laurel Village</b>	Shopping Center	C-2	NC-S
<b>Lawton St.</b>	25th to 26th Aves. 42nd to 43rd Aves.	C-1 C-1	NC-1 NC-1
<b>Leland Ave.</b>	Bayshore Blvd. to Cora St.	C-2	NC-2
<b>Lombard St.</b>	Mason to Taylor Sts. Van Ness Ave. to Baker St. Richardson Ave. to Baker St. Baker to Lyon Sts. [S side]	C-2 C-2 C-2 C-2	North Beach NC-3 RH-3 NC-2
<b>Lyon St.</b>	Greenwich to Lombard Sts. [E side]	RC-1	NC-2
<b>Mansfield Ave.</b>	Avalon Ave. to Ina Ct.	C-1	NC-1
<b>Marina Blvd.</b>	Laguna to Buchanan Sts. [S side]	C-2	NC-S
<b>Market St.</b>	Franklin to Octavia Sts. [N side] Octavia to Church Sts. Church to Castro Sts.	C-M C-2 C-2	NC-3 NC-3 Upper Market
<b>Mason St.</b>	Washington St. to Pacific Ave. Chestnut to Pacific Aves.	RC-3 RC-3	NC-2 North Beach
<b>Masonic Ave.</b>	Wood to O'Farrell Sts. at Fulton St. [E side]	C-2 C-1	NC-3 NC-S
<b>McAllister St.</b>	Franklin to Gough Sts. Gough and Laguna Sts. [N side] at Buchanan St. [N side]	C-2 RC-2 RC-2	NC-3-SFRA RM-2-SFRA NC-1-SFRA
<b>Mendell St.</b>	Fairfax to Hudson Aves.	C-M	P
<b>Miraloma Park</b>	Shopping Center	C-1	NC-1
<b>Mission St.</b>	14th to 17th Sts. 17th to 24th Sts. at 24th St. 24th to Randall Sts. Highland to College Aves. at Bosworth St. Alemany Blvd. to Silver Ave. Silver to Niagara Aves. Niagara Ave. to County Line	C-M C-2 C-2 C-2 C-2 C-2 C-2 C-2 C-2 C-2	NC-3-RUSD NC-3-RUSD 24th-Mission NC-3-RUSD NC-2 NC-1 NC-2 NC-3 NC-2
<b>Monterey Blvd.</b>	at Joost Ave. [N side] Edna St. to Ridgewood Ave.	C-1 C-1	NC-2 NC-1

## STREET INDEX

<u>Street or Area</u>	<u>Generalized District Boundaries</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
Naples St.	Geneva Ave. to Rolph St.	C-2	NC-1
Nihonmachi	Shopping Center	C-2	NC-3-SFRA
Noriega St.	19th to 27th Aves.	C-2	NC-2
	30th to 33rd Aves.	C-1	NC-2
	38th to 39th Aves.	C-1	NC-1
	44th to 46th Aves.	C-2	NC-1
North Beach	Area [S of Union St.]	C-2	North Beach-RUSD
	Area [N of Union St.]	C-2/RC-3/ RC-4	North Beach
North Point St.	Leavenworth to Hyde Sts. [N side]	C-2	RH-3
	at Hyde St. [N side]	RC-1	NC-1
	Larkin to Polk Sts. [S side]	RC-1	NC-1
Ocean Ave.	Mission St. to Cayuga Ave.	C-2	NC-3
	Otsego to San Jose Aves.	C-2	NC-1
	Phelan Ave. to Manor Dr.	C-2	NC-2-RUSD
	Paloma Ave. to Junipero Serra Blvd. [S side]	C-2	NC-1
	Junipero Serra Blvd. to 19th Ave.	C-2	NC-1
	Everglade to Clearfield Drs. [N side]	C-2	NC-1-SUD
Ogden Ave.	Putnam to Bradford Sts.	C-M	NC-S
Ortega St.	18th to 19th Aves.	C-1	NC-1
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<u>Street or Area</u>	<u>Generalized District Boundaries</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
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<b>San Bruno Ave.</b>	Hale to Woolsey Sts. [W side] Dwight to Olmstead Sts. at Wilde Ave. [W side]	C-2 C-2 C-1	NC-2 NC-2 NC-1
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<b>Scott St.</b>	Geary Blvd. to Bush St.	C-2	NC-3-SFRA
<b>Silver Ave.</b>	Holyoke to Goettingen Sts. [S side]	C-1	NC-1
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# SUBJECT INDEX

## INTRODUCTION

This is a general subject and word index for neighborhood commercial districts, with all references arranged according to the alphabet. This index is an aid to the use of this Code, but is not an official part of this Code.

Except where noted otherwise, all references to numbers are to the Section numbers of the City Planning Code. Sub-sections and further subdivisions are included in the references where applicable.

All section numbers of the Code all bear the number of the Article in which the section appears. Thus, Section 710 is located in Article 7. This system of numbering enables the user to quickly locate the desired section.

Most sections referenced in this index are contained in this report. References to sections which are not changed by this proposal, and therefore not included in this report, are noted with the symbol "‡".

Except where noted, all references to Policies in this index refer to policies under Objective 8 of the Commerce and Industry Element of the Master Plan of the City and County of San Francisco. These policies are contained in the first chapter of this report.

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For Household Goods

Defined, 790.117

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Defined, 790.118

*See also Column of Zoning Tables in*  
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*Housing***Substandard Lot**

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*Districts***Sunlight Ordinance**

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Defined, 790.122

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**Tattoo Parlor***See Services, Personal***Temple or Other Religious Institutions***See Institutions, Other***Temporary Signs***See Signs***Theater**

Movie Theater

Defined, 790.64

Zoning Category, .46

Adult Theater

*See Entertainment Uses, Adult*

Performance Theater

*See Entertainment Uses, Other***Tourist Hotel**

Defined, 790.45

Zoning Category, .55

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Defined, 790.17

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**Trade Shop**

Defined, 790.124

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*See Services, Business or Professional*

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**Upholstery Shop**

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**Upper Market Street NCD**

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**Use Size (Non-Residential) or Use Size  
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Defined, 790.130  
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*See also Lot Size (per Development)*

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**Valencia Street NCD**

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**Variances From Quantitative Code  
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**Variety Store**

*See Sales and Services, Other Retail*

**Veterinary Clinic**

*See Animal Hospital*  
*See Services, Medical*

**Video Games**

*See Amusement Game Arcade*  
*See Accessory Use*

**Video Rental Store**

*See Sales and Services, Other Retail*  
*See also Guidelines for Traffic,*  
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*See Alcoholic Beverages Control*  
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*See Restaurants*  
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 701.1

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**24th Street-Mission NCD**  
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**24th Street-Noe Valley NCD**  
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## **PROPOSED AND EXISTING CONTROLS**

### **INSIDE BACK COVER INSERTS**

*The charts inserted next to the back cover display the proposed and existing zoning controls. The proposed controls chart summarizes the NC-1, NC-2, NC-3, NC-S, and sixteen individual district controls. The existing controls chart displays the C-1, C-2, C-M, C-2 with typical Special Use District overlay, RC-1, RC-2, and RC-3 district controls. Controls are expressed in the proposed format and summarized where necessary to facilitate comparison between the two charts.*

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*November 1986*

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EXISTING CONTROLS FOR C-1, C-2, C-M, C-2/SU, RC-1, RC-2, AND RC-3 DISTRICTS

SAN FRANCISCO  
CITY PLANNING DEPARTMENT  
NOVEMBER 1986

No.	Zoning Category	References	C-1, C-2, C-M, C-2/SU # DISTRICTS				References	RC-1, RC-2, RC-3		
			C-1	C-2	C-M	C-2/SU #		RC-1	RC-2	RC-3
<b>BUILDING STANDARDS</b>										
.10	Height and Bulk	§§ 102-11, 105, 106, 250-252, 260, 270, 271	Generally, 40-X See Zoning Map	Generally, 40-X See Zoning Map	Varies See Zoning Map	Generally, 40-X See Zoning Map	§§ 102-11, 105, 106, 250-252, 260, 270, 271	Generally, 40-X See Zoning Map	Generally, 40-X See Zoning Map	Generally, 40-X See Zoning Map
.11	Lot Size [Per Development]		NA	NA	NA	NA		NA	NA	NA
.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only	Required at residential levels only	Required at residential levels only	Required at residential levels only	§§ 130, 134, 136	Required at grade level and above	Required at residential levels only	Required at residential levels only
.13	Street Frontage		NA	NA	NA	NA		NA	NA	NA
.14	Awning	§ 136(c)12	P	P	P	P				
.15	Canopy	§ 136(c)12	P	P	P	P				
.16	Marquee	§ 136(c)12	P	P	P	P				
.17	Street Trees	§ 143	Not Required	Not Required	Not Required	Not Required	§ 143	Required	Required	Required

<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>										
.20	Floor Area Ratio	§§ 102.8, 102.10, 123, 124, 125	3.6 to 1	3.6 to 1	9 to 1	3.6 to 1	§§ 102.8, 102.10, 123, 124, 125	1.8 to 1	1.8 to 1	3.6 to 1
.21	Use Size [Non-Residential]		NA	NA	NA	Pup to 2500 sq.ft., SU 2501 sq.ft. & above § 242		NA	NA	NA
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-157, 159-161, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.	§§ 150-151, 153-157, 159-161, 204.5	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.	Generally, none required if occupied floor area is less than 5000 sq.ft.
.23	Off-Street Freight Loading	§§ 150, 152-155, 161, 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.	§§ 150, 152-155, 161, 204.5	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.	Generally, none required if gross floor area is less than 10,000 sq.ft.
.24	Outdoor Activity Area	§ 212(a)	P	P	P	P in front; SU elsewhere § 242				
.25	Drive-Up Facility	§ 212(b)		P	P	NP § 242	§ 209.8			
.26	Walk-Up Facility		P	P	P	P		P	P	P
.27	Hours of Operation		NA	NA	NA	SU: 2 a.m. - 6 a.m. § 242		NA	NA	NA
.30	General Advertising Sign	§§ 262, 602-604, 607, 608.1-608.10, 609		P	P	P	§§ 602-604, 606			
.31	Business Sign	§§ 262, 602-604, 607, 608.1-10, 609	P	P	P	P	§§ 602-604, 606	P: 1 Wall Sign per Street Frontage of Use	P: 1 Wall Sign per Street Frontage of Use	P: 1 Wall Sign per Street Frontage of Use
.32	Other Signs	§§ 262, 602-604, 607, 608.1-10, 609	P	P	P	P	§§ 602-604, 606	P	P	P

No.	Zoning Category	Controls by Story						Controls by Story					
		All Levels	All Levels	All Levels	1st	2nd	3rd +	1st	2nd +	1st	2nd +	1st	2nd +
.38	Residential Conversion	P	P	P	P	SU § 242	NA	NA	NA	NA	NA	NA	NA
.39	Residential Demolition	P	P	P	P	SU § 242	P	P	P	P	P	P	P

<b>Retail Sales and Services</b>													
.40	Other Retail Sales and Services [Not Listed Below]	§§ 218, 220(a)-(d)	P	P	P	P § 242	§§ 209.8, 218, 220(a)-(d)	P	C	P	C	P	C
.41	Bar	§ 218	P	P	P	SU-4* § 242	§§ 209.8, 218	P	C	P	C	P	C
.42	Full-Service Restaurant	§ 218	P	P	P	SU-16* § 242	§§ 209.8, 218	P	C	P	C	P	C
.43	Small Fast Food Restaurant	§ 218	P	P	P	SU-3* § 242	§§ 209.8, 218	P	C	P	C	P	C
.44	Large Fast Food Restaurant	§ 218	P	P	P	P/SU § 242	§§ 209.8, 218	P	C	P	C	P	C
.45	Take-Out Food	§ 218	P	P	P	P/SU § 242	§§ 209.8, 218	P	C	P	C	P	C
.46	Movie Theater	§ 221(d)		P	P	P	§§ 209.8, 221(d)			P	C	P	C
.47	Adult Entertainment	§ 221(k)	P**	P**	P**	P**	§§ 209.8, 221(k)	P**	C**	P**	C**	P**	C**
.48	Other Entertainment	§ 221(f)		P	P	SU § 242	§§ 209.8, 221(f)			P	C	P	C
.49	Financial Service	§ 219(b)	P	P	P	SU-4* § 242	§§ 209.8, 219(b)	P	C	P	C	P	C
.50	Limited Financial Service	§ 219(b)	P	P	P	P	§§ 209.8, 219(b)	P	C	P	C	P	C
.51	Medical Service	§ 219	P	P	P	P § 242	§§ 209.8, 219	P	C	P	C	P	C
.52	Personal Service	§ 218	P	P	P	P	§§ 209.8, 218	P	C	P	C	P	C
.53	Business or Professional Service	§ 219	P	P	P	P § 242	§§ 209.8, 219	P	C	P	C	P	C
.54	Massage Establishment	§ 218.1 § 2700 Police Code	P	P	P	P	§§ 209.8, 218.1 § 2700 Police Code	P	C	P	C	P	C
.55	Tourist Hotel	§ 216(b)	P	P	P	SU § 242	§ 209.2(d)(e)	P/C	P/C	P/C	P/C	P/C	P/C
.56	Automobile Parking	§§ 156, 223(l)-(n)	C	P/C	P	SU § 242	§§ 209.7(c), 156	C	C	C	C	C	C
.57	Automotive Gas Station	§ 223(f)	P	P	P	P	§ 209.8						
.58	Automotive Service Station	§ 223(g)		P	P	P	§ 209.8						
.59	Automotive Repair	§ 223(h)(i)		P/NP	P for § 223(h)	P	§ 209.8	P/NP		P		P	
.60	Automotive Wash	§ 223(j)		P	P	C	§ 209.8						
.61	Automobile Sale or Rental	§ 223(a)-(e)		P if enclosed C if open lot	P	P/C	§§ 209.8, 223(a)-(e)						
.62	Animal Hospital	§ 224(a)		P	P or C	C	§§ 209.8, 224(a)						
.63	Ambulance Service	§ 223(s)		P	P	C	§§ 209.8, 223(s)						
.64	Mortuary	§ 227(c)		P	P	C	§§ 209.8, 227(c)						
.65	Trade Shop	§ 222(a)-(e), (h)-(j)		P	P	P	§§ 209.8, 222(a)-(e), (h)-(j)			P	P	P	C
.66	Storage	§ 225(a)		C	P	C		NP		NP		NP	

<b>Institutions and Non-Retail Sales and Services</b>													
.70	Administrative Service	§ 219	P	P	P	P	§§ 209.8, 219	P	C	P	C	P	C
.80	Hospital or Medical Center	§ 217(a)	C	C	C	C	§ 209.3	C	C	C	C	C	C
.81	Other Institutions	§§ 217(b)-(f), 221(a)-(c), (e), (g)	P	P	P	P	§§ 209.3, 209.4, 209.9	P/C	P/C	P/C	P/C	P/C	P/C
.82	Public Use	§§ 223(o), 227(d)-(l)	P/C	P	P	P	§ 209.6	P/C	P/C	P/C	P/C	P/C	P/C

<b>Residential Standards and Uses</b>													
.90	Residential Use	§§ 215(a), 216(a)	P	P	C	P § 242	§§ 209.1, 209.2	P/C	P/C	P/C	P/C	P/C	P/C
.91	Residential Density, Dwelling Units	§§ 207, 207.1, 215(a)	Nearest R district, but not less than 1 unit per 800 sq.ft. lot area	Nearest R district, but not less than 1 unit per 800 sq.ft. lot area	Nearest R district, but not less than 1 unit per 200 sq.ft. lot area	Nearest R district, but not less than 1 unit per 800 sq.ft. lot area	§§ 102.6, 207, 207.1, 209.1	1 unit per 800 sq.ft. lot area	1 unit per 600 sq.ft. lot area	1 unit per 400 sq.ft. lot area			
.92	Residential Density, Group Housing	§§ 207.1, 208, 216(a)	Same as density for the nearest R District	Same as density for the nearest R District	Same as density for the nearest R District	Same as density for the nearest R District	§§ 207.1, 208	1 bedroom per 275 sq.ft. lot area	1 bedroom per 210 sq.ft. lot area	1 bedroom per 140 sq.ft. lot area			
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Depends on requirement for the nearest R district	Depends on requirement for the nearest R district	Generally, either 36 sq.ft. if private, or 48 sq.ft. if common	Depends on requirement for the nearest R district	§§ 135, 136	Either 100 sq.ft. if private, or 133 sq.ft. if common	Either 80 sq.ft. if private, or 100 sq.ft. if common	Either 60 sq.ft. if private, or 80 sq.ft. if common			
.94	Off-Street Parking, Residential	§§ 150-151, 153-157, 159-161, 204.5	Generally, 1 space per unit	Generally, 1 space per unit	Generally, 1 space per unit	Generally, 1 space per unit	§§ 150-151, 153-157, 159-161, 204.5	Generally, 1 space per unit	Generally, 1 space per unit	Generally, 1 space per unit			
.95	Community Residential Parking	§ 223(n)(o)	C/P	C/P	P	C/P	§ 209.7(a)	C	C	C	C	C	

**LEGEND**

P -- Permitted as a principal use  
 C -- Permitted as a conditional use, subject to the provisions set forth in Section 315.  
 SU -- Permitted as a special use, subject to the provisions set forth in Section 312.  
 NP -- A blank space or "NP" on the table indicates that the use or feature is not permitted. Unless a use or feature is specifically listed as permitted or required, such use or feature is prohibited.

NA -- Not applicable  
 # -- See specific provisions listed by Section and Zoning Category number at the end of the table.  
 1st -- 1st story and below  
 2nd -- 2nd story  
 2nd + -- 2nd story and above  
 3rd -- 3rd story and above

\* An asterisk denotes the number of establishments in the district which cause special use to be required. For example, the control for bar (SU-4\*) indicates that three bars would be permitted; however, a fourth bar as well as subsequent bars would require special use review.  
 \*\* A double asterisk denotes that an adult entertainment use must be not less than 1000 feet from the premises of another adult entertainment use.  
 † The Neighborhood Commercial Special Use Districts (Sections 242.2-242.10) expired in 1985 and have been repealed. The Union Street Special Use District is proposed to be repealed as part of the Neighborhood Commercial Rezoning permanent ordinance.

Table with columns for Zoning Category, References, and various zoning districts (NC-1, NC-2, NC-3, NC-5, Broadway, Castro, Inner Clement, Outer Clement, Upper Fillmore, Haight, Hayes-Cough, Upper Market). Rows include Height and Bulk, Lot Size, Rear Yard, Street Frontage, etc.

Table with columns for Zoning Category, References, and various zoning districts. Rows include Floor Area Ratio, Use Size, Off-Street Parking, Off-Street Freight Loading, etc.

Table with columns for Zoning Category, References, and various zoning districts. Rows include Residential Conversion, Residential Demolition.

Table with columns for Zoning Category, References, and various zoning districts. Rows include Bar, Full-Service Restaurant, Small Fast Food Restaurant, etc.

Table with columns for Zoning Category, References, and various zoning districts. Rows include Administrative Service, Hospital or Medical Center, etc.

Table with columns for Zoning Category, References, and various zoning districts. Rows include Residential Density, Residential Density Group Housing, Usable Open Space, etc.

Table with columns for Section, Zoning Controls, and various zoning districts. Includes a legend and specific provisions for various districts like Lakeshore Plaza, Taraval Street, etc.

Table with columns for Districts: North Beach Sec. 722, Polk Sec. 723, Sacramento Sec. 724, Union Sec. 725, Valencia Sec. 726, 24th-Mission Sec. 727, 24th-Noe Valley Sec. 728, West Portal Sec. 729

References | Zoning Category | No.

Table with columns for Zoning Controls: 65-A to 130-E, 40-X, 40-X to 50-X, 40-X to 105-E, 40-X, 26-X

Table with columns for GENERAL BUILDING STANDARDS: Height and Bulk, Lot Size, Rear Yard, Street Frontage, Awning, Canopy, Marquee, Street Trees

Table with columns for Zoning Controls: 1.75 to 1, 2.0 to 1, 1.5 to 1, 2.5 to 1, 1.75 to 1, 1.75 to 1, 1.5 to 1, 1.5 to 1

Table with columns for COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES: Floor Area Ratio, Use Size, Off-Street Parking, Off-Street Freight Loading, Outdoor Activity Area, Drive-Up Facility, Walk-Up Facility, Hours of Operation, General Advertising Sign, Business Sign, Other Signs

Table with columns for Controls by Story: 1st, 2nd, 3rd +

Table with columns for Residential Conversion, Residential Demolition

Large grid table with multiple columns for zoning controls (P, C, etc.)

Table with columns for Retail Sales and Services: Other Retail Sales and Services, Bar, Full-Service Restaurant, Small Fast Food Restaurant, Large Fast Food Restaurant, Take-Out Food, Movie Theater, Adult Entertainment, Other Entertainment, Financial Service, Limited Financial Service, Medical Service, Personal Service, Business or Professional Service, Massage Establishment, Tourist Hotel, Automobile Parking, Automotive Gas Station, Automotive Service Station, Automotive Repair, Automotive Wash, Automobile Sale or Rental, Animal Hospital, Ambulance Service, Mortuary, Trade Shop, Storage

Table with columns for Institutional and Non-Retail Sales and Services: Administrative Service, Hospital or Medical Center, Other Institutions, Public Use

Table with columns for Institutional and Non-Retail Sales and Services: Administrative Service, Hospital or Medical Center, Other Institutions, Public Use

Table with columns for Residential Standards and Uses: Residential Density, Residential Density, Usable Open Space, Off-Street Parking, Community Residential Parking

Table with columns for Residential Standards and Uses: Residential Density, Residential Density, Usable Open Space, Off-Street Parking, Community Residential Parking

Section Zoning Controls: UPPER MARKET STREET SPECIAL SIGN DISTRICT, MISSION STREET FAST FOOD SUB-DISTRICT, GEARY BOULEVARD FAST FOOD SUB-DISTRICT

Section Zoning Controls: 65-A-1 HEIGHT AND BULK DISTRICT, GARMENT SHOP SPECIAL USE DISTRICT, UPPER MARKET STREET SPECIAL SIGN DISTRICT

Section Zoning Controls: 65-A-1 HEIGHT AND BULK DISTRICT, NORTH BEACH FINANCIAL SERVICE SUB-DISTRICT, GARMENT SHOP SPECIAL USE DISTRICT

